BLOCK 12 LOT 4 (EX S-1)
IN OR 762 PG 774
TOWN OF HILLIARD

CANADAY CONNIE L
3399 JESSIE ROAD
HILLIARD, FL 32046

2026

08-3N-24-2380-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

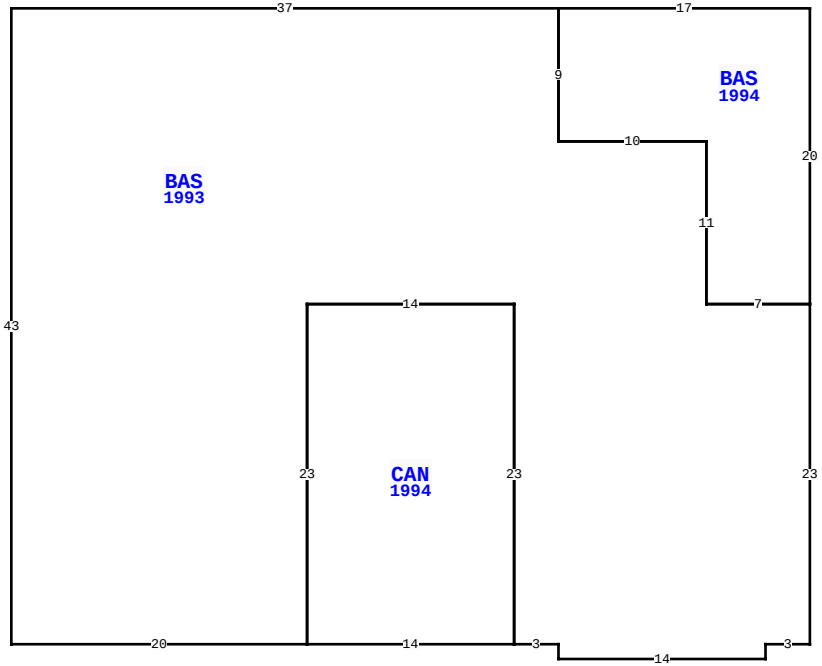
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1993	1,784	28,323
BAS	230	100	1994	230	3,652
CAN	322	30	1994	97	1,540
TOTALS	2,336			2,111	33,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2102	04	2,111	79.3800	158.76	335,142	1962	1962	0	0	0	80.00	10.00

1 RSTARANT 2 0% - 0 Heated Area: 2014 HX Base Yr



37090 ORANGE ST, HILLIARD

BLD DATE	01/23/2020 KKA	LGL DATE	
XF DATE		LAND DATE	02/10/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,514
TOTAL MARKET OB/XF VALUE	3,532
TOTAL LAND VALUE - MARKET	182,380
TOTAL MARKET VALUE	219,426
SOH/AGL Deduction	107,779
ASSESSED VALUE	111,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,647
TOTAL JUST VALUE	219,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9803037	ADDITION	1,500	02/26/1998
08-082	REMODEL	3,500	08/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0762/0774	6/07/1996	WD	Q	I		55,000
GRANTOR: MICHAELS DONALD E & S						
GRANTEE: CANADAY KENNETH & C						
0632/0700	7/31/1991	WD	Q	I	06	12,700
GRANTOR: MERRY WALTER C						
GRANTEE: MICHAELS DONALD & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 BAS=[YR=1993] W37 S43 E20 CAN=[YR=1994] E14 N23 W14 S23 $ N23 E14 S23 E3 S1 E14 N1 E3 N23 W7 N11 W10 N9 $ S9 E10 S11 E7 N20 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	890.00	SF	5.20	5.20	100	1965	1965	3	20	926	
2	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	100	1997	1997	3	70	728	
3	1127	BRICK 8"	0	0	0	0	140.00	SF	11.00	11.00	100	1962	1962	3	38.2	588	
4	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1998	1998	3	20	840	
5	0101	COM B-B-Q	0	0	0	0	1.00	UT	2,250.00	2,250.00	100	1998	1998	3	20	450	

LAND DESCRIPTION

TOTAL OB/XF 3,532

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002100	C	RESTAURANT	0	0004	C-1	-160.00	210.00	33,160.00	SF		1.00	1.00	1.00	5.50	5.50	182,380							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.76 Total Land Value: 182,380 Market: 0 Agricultural: 0 Common: 182,380 PRINTED 07/09/2026 BY SYS