IN OR 1073/1943
EX ESMT PT OR 762/756

CANADAY ARTHUR L L/E ET AL/
3364 JESSIE RD
HILLIARD, FL 32046

**2026**

**10-2N-23-0000-0003-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

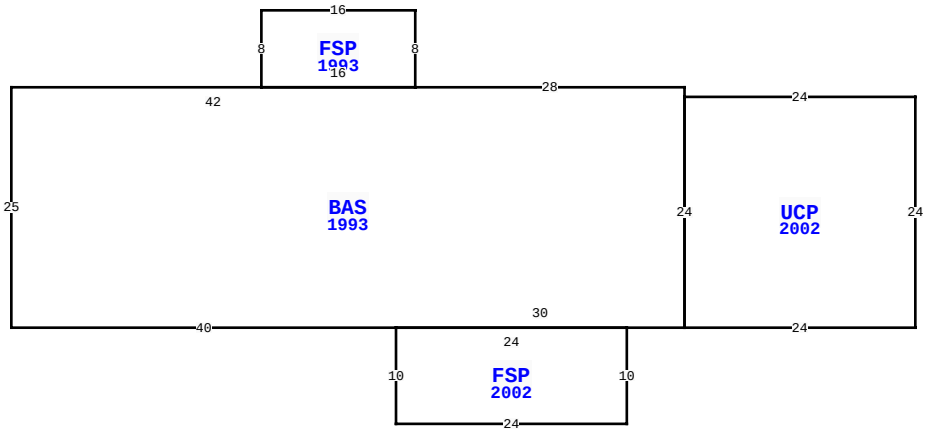
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,750 | 100 | 1993 | 1,750 | 183,930 |
| FSP | 128 | 40 | 1993 | 51 | 5,360 |
| FSP | 240 | 40 | 2002 | 96 | 10,090 |
| UCP | 576 | 20 | 2002 | 115 | 12,087 |
| TOTALS | 2,694 | | | 2,012 | 211,466 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,012 | 94.8150 | 131.79 | 265,161 | 1983 | 1998 | 0 | 0 | 0 | 20.25 | 79.75 |

1 SNGL FAM 34% - 2017 Heated Area: 1750 HX Base Yr 2017




3364 JESSIE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | 10/28/2024 KBA |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 211,466 |
| TOTAL MARKET OB/XF VALUE | | 9,593 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 241,539 |
| SOH/AGL Deduction | | 35,650 |
| ASSESSED VALUE | | 205,889 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 180,889 |
| TOTAL JUST VALUE | | 316,059 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 379,016 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2506/0088 | 10/16/2021 | QC | U | I | 11 | 100 |
| GRANTOR: CANADAY ARTHUR L | | | | | | |
| GRANTEE: CANADAY CONNIE | | | | | | |
| 1073/1943 | 8/09/2002 | WD | U | I | 18 | 100 |
| GRANTOR: CANADAY IDA LEE L/E | | | | | | |
| GRANTEE: CANADAY KENNETH E E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UCP=[YR=2002] W24 BAS=[YR=1993] N1 W28 FSP=[YR=1993] N8 W16 S8 E16 $ W42 S25 E40 FSP=[YR=2002] S10 E24 N10 W24 $ E30 N24 $ S24 E24 N24 $ .

### 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 | 0500 | FP-PRE FAB | 0 | 34 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1983 | 1983 | 3 | 49 | 1,715 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 50 | 26 | 1,300.00 | SF | 15.00 | 15.00 | 100 | 1970 | 1970 | 3 | 20 | 3,900 | |
| 3 | 0681 | POLE SHED | 0 | 0 | 51 | 26 | 1,326.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 3,978 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,593

| 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 | 005000 | C | AGRICULTURAL | 34 | 0007 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 19,000 | | | | | | | |
| 2 | 006005 | A | PASTURE - GR | 0 | | OR | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 1,480 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 76,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 20,480 Market: 76,000 Agricultural: 1,480 Common: 19,000 PRINTED 07/09/2026 BY SYS