PT LOT 48 SUB LOT 3
PT OR 971/1407
CORNWALL SURVEY

HICKS JOHN R
PO BOX 251
HILLIARD, FL 32046-0251

2026

17-3N-24-2020-0048-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

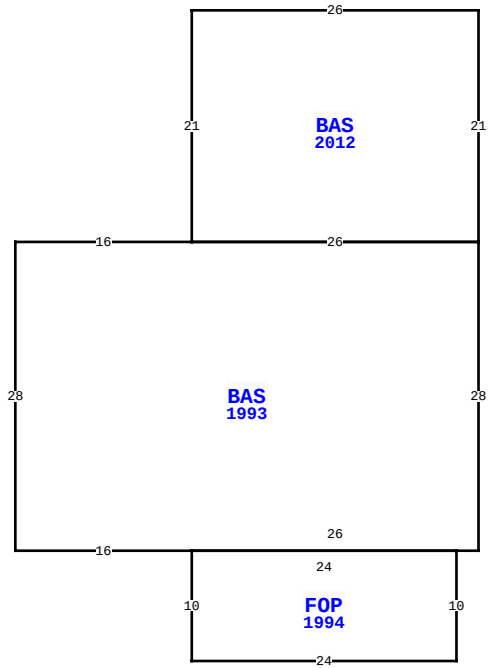
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	102,735
BAS	546	100	2012	546	47,698
FOP	240	30	1994	72	6,290
TOTALS	1,962			1,794	156,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,794	104.0000	109.20	195,905	1974	1974	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2024 Heated Area: 1722 HX Base Yr



371721 HENRY SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,724
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	38,800
TOTAL MARKET VALUE	196,724
SOH/AGL Deduction	0
ASSESSED VALUE	196,724
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,724
TOTAL JUST VALUE	196,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9212132	ADDITION	11,000	12/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/1407	2/21/2001	DG	Q	I	01	100

GRANTOR: HICKS CARL R & GERALD
GRANTEE: HICKS JOHN H & WAYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W26 S21 BAS=[YR=1993] W16 S28 E16 FOP=[YR=1994] S10 E24 N10 W24$ E26 N28 W26$ E26 N21$.

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
2	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	000100	C	RES	0	0006	A-1	130.00	300.00	0.97	AC		1.00	1.00	1.00	40,000.00	40,000.00	38,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.97 Total Land Value: 38,800 Market: 0 Agricultural: 0 Common: 38,800 PRINTED 07/09/2026 BY SYS