LOT 2
CORNWALL SURVEY R/P OF
LOTS 31 & 32 PBK 1/9

JONES STEPHEN D & MYRNA D
2740 FALES ROAD
HILLIARD, FL 32046

2026

17-3N-24-2680-0031-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

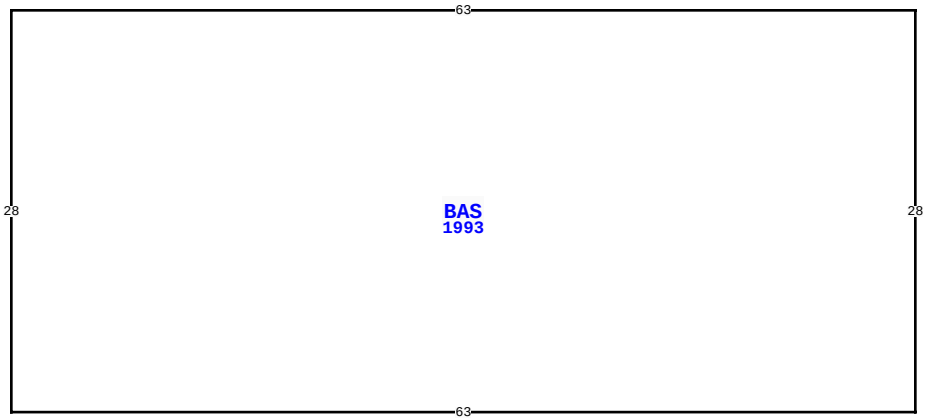
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1993	1,764	179,104
TOTALS	1,764			1,764	179,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	118.6500	124.58	219,759	1988	1988	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 0 Heated Area: 1764 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,104
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		221,554
SOH/AGL Deduction		113,265
ASSESSED VALUE		108,289
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,878
TOTAL JUST VALUE		221,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1128/1754	4/10/2003	QC	Q	I	01	100
GRANTOR: FALES BOBBY						
GRANTEE: FALES BILLY J & LEI						
0638/1257	10/16/1991	WD	Q	I	06	43,000
GRANTOR: FALES BOBBY & MYRNA						
GRANTEE: JONES STEPHEN & M D						

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

2740 FALES RD, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W63 S28 E63 N28 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	100	0005	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS