PT OF SEC 27-2N-23E
IN OR 1990/736 & OR 2485/1895
(EX 1-10 & OR 1990/711)

PAUL RONALD/
3541 HASSELL LN
HILLIARD, FL 32046

2026

27-2N-23-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

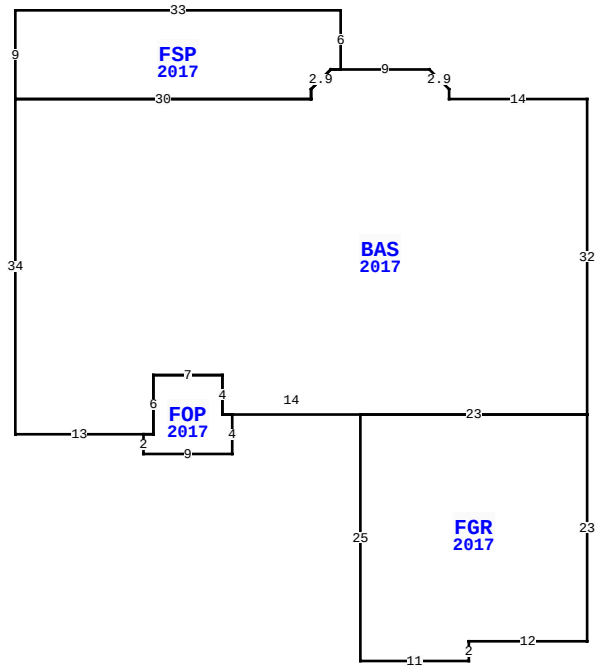
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	2017	1,894	254,289
FGR	551	55	2017	303	40,680
FOP	62	30	2017	19	2,551
FSP	290	40	2017	116	15,574
TOTALS	2,797			2,332	313,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,332	102.7530	142.83	333,080	2017	2017	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2018 Heated Area: 1894 HX Base Yr 2018



3541 HASSELL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		313,095
TOTAL MARKET OB/XF VALUE		28,665
TOTAL LAND VALUE - MARKET		232,570
TOTAL MARKET VALUE		364,974
SOH/AGL Deduction		137,194
ASSESSED VALUE		227,780
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,369
TOTAL JUST VALUE		574,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006483	GARAGE	48,216	10/17/2017
17004555	CO ISSUED	0	05/23/2017
17001306	NEW CONSTR	237,628	02/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	8/06/2021	CN	U	V	11	100
GRANTOR: PECK ADAM & GAIL & JE						
GRANTEE: PAUL RONALD						
9999/9999	7/09/2015	CN	U	V	37	50,000
GRANTOR: SHEFFIELD WILLIAM F F						
GRANTEE: PAUL RONALD						

BUILDING NOTES

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	0510	GARAGE WD-	0	100	35	30	1,050.00	SF	35.00	35.00	100	2017	2017	3	78	28,665	

BUILDING DIMENSIONS

BAS=[YR=2017] W14 N1 U2 L2 W9 FSP=[YR=2017] N6 W33 S9 E30 N1 U2 R2 E1$ W1 D2 L2 S1 W30 S34 E13 FOP=[YR=2017] S2 E9 N4 W1 N4 W7 S6 W1$ E1 N6 E7 S4 E14 FGR=[YR=2017] S25 E11 N2 E12 N23 W23$ E23 N32$.

LAND DESCRIPTION

TOTAL OB/XF 28,665

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	530.00	530.00	4,770							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	7.89	AC		1.00	1.00	1.00	690.00	690.00	5,444							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.89	AC		1.00	1.00	1.00	13,000.00	13,000.00	219,570							

REVIEW DATE 01/01/2023 BY CD Total Acres: 17.89 Total Land Value: 23,214 Market: 219,570 Agricultural: 10,214 Common: 13,000 PRINTED 07/09/2026 BY SYS