PT GOVT LOT 1 & PT OF E1/2 OF
SEC 27-2N-23E LYING WEST OF
COUNTY ROAD 121

NELSON JENNY & GREGORY
3100 HENRY LEE ROAD
HILLIARD, FL 32046

2026

27-2N-23-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

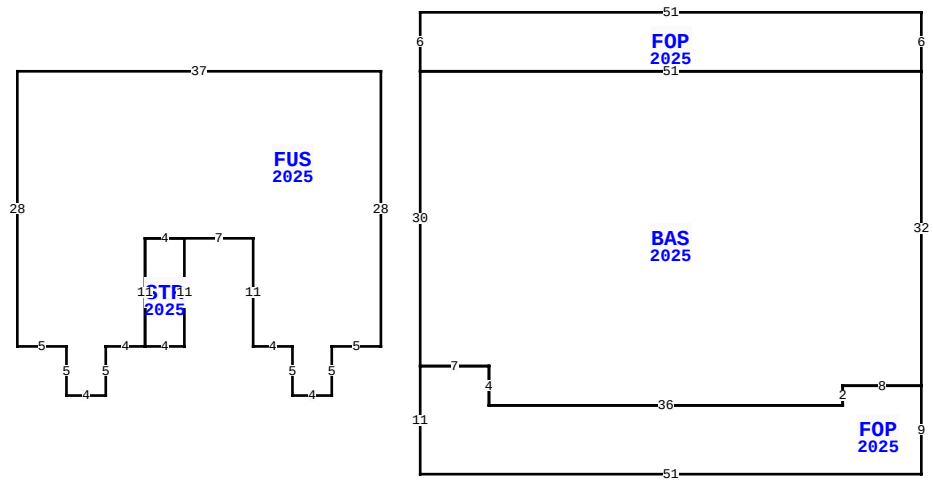
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	2025	1,690	258,705
FOP	306	30	2025	92	14,083
FOP	401	30	2025	120	18,370
FUS	955	100	2025	955	146,191
STR	44	10	2025	4	612
TOTALS	3,396			2,861	437,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,861	92.2140	153.08	437,962	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2645 HX Base Yr 2025



3100 HENRY LEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		458,469
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		171,100
TOTAL MARKET VALUE		633,069
SOH/AGL Deduction		895
ASSESSED VALUE		632,174
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		580,763
TOTAL JUST VALUE		633,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008183	NEW SFR TOTAL 339	341,454	07/12/2024
23002094	ADDITION	28,719	02/16/2023
20008783	NEW CONSTR	341,454	09/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/784	5/10/2023	WD	U	V	11	100
GRANTOR: DAVIDSON BARBARA & DA						
GRANTEE: NELSON JENNY & GREG						
2615/0786	1/17/2023	WD	Q	I	01	386,000
GRANTOR: LONG JOSEPH ALLEN & T						
GRANTEE: DAVIDSON BARBARA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=115,0] S32 W8 S2 W36 N4 W7 N30 E51 $
FUS=[YR=2025;ORIG=60,0] S28 W5 S5 W4 N5 W4 N11 W7 W4 S11 W4 S5 W4 N5 W5 N28 E37 $
FOP=[YR=2025;ORIG=64,30] E7 S4 E36 N2 E8 S9 W51 N11 $
FOP=[YR=2025;ORIG=64,0] N6 E51 S6 W51 $
STR=[YR=2025;ORIG=36,28] E4 N11 W4 S11 $
.

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	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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		OR	0.00	0.00	8.90	AC		1.00	1.00	1.00	19,000.00	19,000.00	169,100							
2	009530	C	POND	100		OR	0.00	0.00	0.60	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,500							
3	009605	C	WETLANDS	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	500							

REVIEW DATE 10/02/2024 BY WW Total Acres: 10.00 Total Land Value: 171,100 Market: 0 Agricultural: 0 Common: 171,100 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 1 & PT OF E1/2 OF
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2026

27-2N-23-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

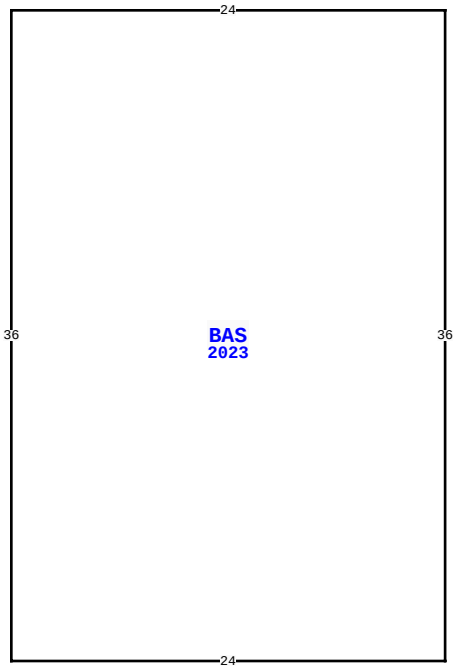
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2023	864	20,507
TOTALS	864			864	20,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	62.1000	24.22	20,926	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2025 Heated Area: 864 HX Base Yr 2025



3100 HENRY LEE RD, HILLIARD

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2615/0786	1/17/2023	WD	Q	I	01	386,000
GRANTOR: LONG JOSEPH ALLEN & T						
GRANTEE: DAVIDSON BARBARA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,4] E24 S36 W24 N36 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/02/2024 BY WW Total Acres: 10.00 Total Land Value: 171,100 Market: 0 Agricultural: 0 Common: 171,100 PRINTED 07/09/2026 BY SYS