IN OR 46/673 & 261/167
& OR 264/359 EX 4-2
PARCELS 4 4-1 & 6-3

JOHNS CYNTHIA L
19875 JAGUAR DR
HILLIARD, FL 32046

2026

27-2N-23-0000-0004-0000

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

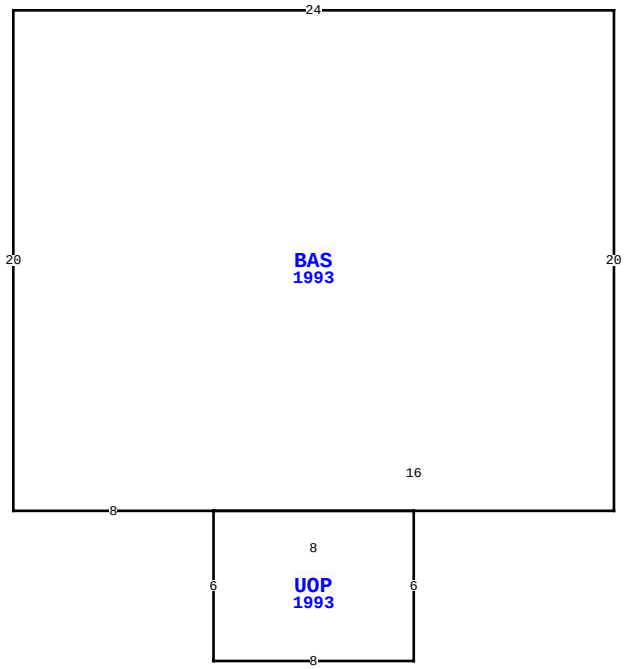
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	39,743
UOP	48	20	1993	10	828
TOTALS	528			490	40,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	490	117.7000	123.58	60,554	1962	1962	0	10	0	23.00	67.00

1 SINGLE FAM 100% - 2020 Heated Area: 480 HX Base Yr 2020



19875 JAGUAR DR, 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		40,571
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		89,600
TOTAL MARKET VALUE		130,171
SOH/AGL Deduction		57,220
ASSESSED VALUE		72,951
TOTAL EXEMPTION VALUE	HX HB WX	52,951
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		130,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2830/231	11/17/2025	FJ	U	I	11	0
GRANTOR: JOHNS CHRISTOPHER B E						
GRANTEE: JOHNS CYNTHIA L						
2830/636	9/05/2025	QC	U	I	11	100
GRANTOR: JOHNS CHRISTOPHER						
GRANTEE: JOHNS CYNTHIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S20 E8 UOP=[YR=1993] S6 E8 N6W8$ E16 N20$.

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
1	000100	C	RES	100	0005	OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	28,000.00	28,000.00	89,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.20 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 07/09/2026 BY SYS