PT OF NE1/4 OF SW1/4
IN OR 2485/1746

O'QUINN SEAN M & BRITTANY D
19955 JAGUAR DR
HILLIARD, FL 32046

**2026**

**27-2N-23-0000-0006-0080**

# 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 90 |
| Roof Cover | 12 | MODULAR MT 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

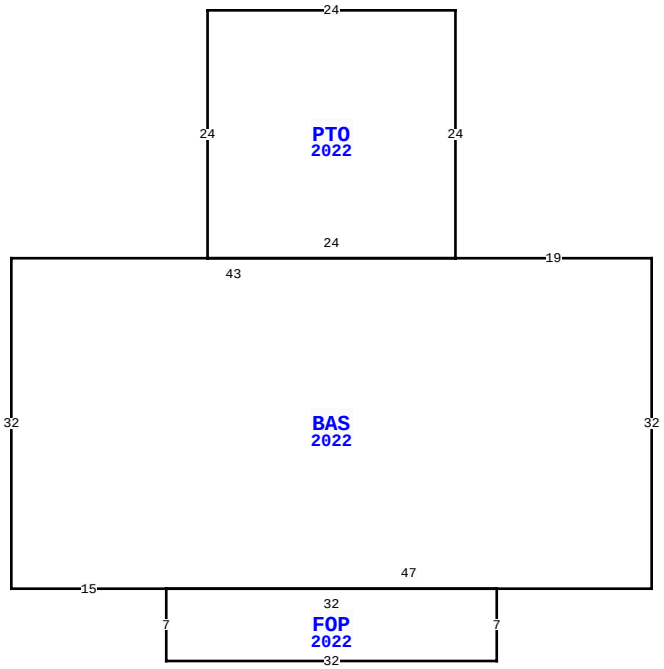
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,984 | 100 | 2022 | 1,984 | 297,256 |
| FOP | 224 | 30 | 2022 | 67 | 10,039 |
| PTO | 576 | 5 | 2022 | 29 | 4,345 |
| TOTALS | 2,784 | | | 2,080 | 311,639 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,080 | 108.8780 | 151.34 | 314,787 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM 100% - 2023 Heated Area: 1984 HX Base Yr 2023




19955 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 | | 311,639 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 105,000 |
| TOTAL MARKET VALUE | | 416,639 |
| SOH/AGL Deduction | | 19,622 |
| ASSESSED VALUE | | 397,017 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 345,606 |
| TOTAL JUST VALUE | | 416,639 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 395,754 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22015376 | CO ISSUED | 0 | 10/13/2022 |
| 22001696 | NEW CONSTR | 301,142 | 01/31/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2485/1746 | 8/06/2021 | WD | Q | V | 01 | 105,000 |
| GRANTOR: MCCLINTOCK SHANE M | | | | | | |
| GRANTEE: O'QUINN SEAN M & BR | | | | | | |
| 2473/1018 | 6/23/2021 | WD | Q | V | 01 | 70,000 |
| GRANTOR: LYONS EMIL C & PATRIC | | | | | | |
| GRANTEE: MCCLINTOCK SHANE M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W19 PTO=[YR=2022] N24 W24 S24 E24$ W43 S32 E15 FOP=[YR=2022] S7 E32 N7 W32$ E47 N32$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 105,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS