E1/2 OF LOTS 21 THRU 25
CORNWALL SURVEY SEC 27-3N-24E
PBK O/31

KUHLMAN JOHNATHAN W & AMANDA MARTIN
36412 CLYATT CIRCLE
HILLIARD, FL 32046

2026

27-3N-24-2020-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

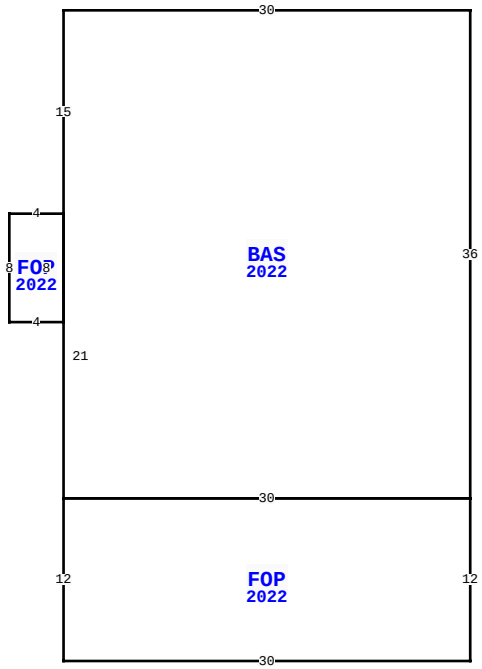
DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2022	1,080	155,177
FOP	32	30	2022	10	1,437
FOP	360	30	2022	108	15,518
TOTALS	1,472			1,198	172,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,198	104.9400	145.87	174,752	2022	2022	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 1080 HX Base Yr 2023



36412 CLYATT CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,131
TOTAL MARKET OB/XF VALUE		41,040
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		286,071
SOH/AGL Deduction		58,570
ASSESSED VALUE		227,501
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,090
TOTAL JUST VALUE		538,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006798	60X72 POLE BARN	0	05/24/2023
22001317	CO ISSUED	0	01/24/2022
21014660	NEW CONSTR	171,932	10/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1868	3/26/2021	WD	Q	V	01	242,300
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: KUHLMAN JOHNATHAN W						
2270/1464	4/25/2019	SW	Q	V	05	1,490,100
GRANTOR: CASSIDY CAROL T & RIC						
GRANTEE: G&H LAND AND TIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S15 FOP=[YR=2022] W4 S8 E4 N8$ S21
FOP=[YR=2022] S12 E30 N12 W30$ E30 N36$.

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	0680	POLE SHED	1	100	60	72	4,320.00	SF	10.00	10.00	100	2024	2023		95	41,040	

LAND DESCRIPTION

TOTAL OB/XF 41,040

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	005600	A	TIMBER 3 N S	0		RS-E	0.00	0.00	20.00	AC		1.00	1.00	1.00	395.00	395.00	7,900							
2	005000	C	AGRICULTURAL	100		RS-E	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							
3	009910	M	MARKET VALUE	0		RS-E	0.00	0.00	20.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	260,000							

REVIEW DATE 08/08/2023 BY WW Total Acres: 25.00 Total Land Value: 72,900 Market: 260,000 Agricultural: 7,900 Common: 65,000 PRINTED 07/09/2026 BY SYS