IN OR 1271 PG 1389
EX 3-9

GENTRY ROBERT ETHAN/GENTRY ROBERT DARREN
48001 THREE CEDAR PLACE
HILLIARD, FL 32046

2026

28-4N-25-0000-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL

MAP NUM | MKT AREA 05

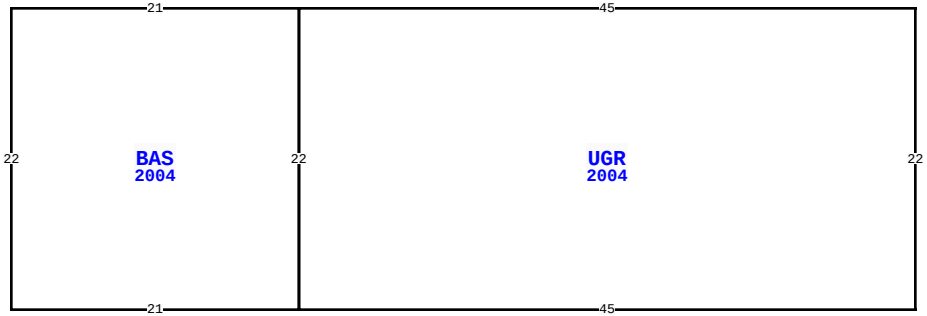
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100	2004	462	6,397
UGR	990	45	2004	446	6,175
TOTALS	1,452			908	12,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	908	71.0000	27.69	25,143	1970	1970	0	0	0	50.00	50.00

1 GARAGE RES 0% - 0 Heated Area: 462 HX Base Yr



48008 THREE CEDAR PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1974	1974	3	100	6,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,572
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	112,000
TOTAL MARKET VALUE	130,572
SOH/AGL Deduction	17,275
ASSESSED VALUE	113,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,297
TOTAL JUST VALUE	130,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941282	NEW CONSTR	82,623	10/01/1994
7589	CHNGE SRVC	0	07/26/1991
7505	CHNGE SRVC	100	06/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2841/1602	1/11/2026	QC	U	I	11	100
GRANTOR: GENTRY ROBERT EMMANUE						
GRANTEE: GENTRY ROBERT ETHAN						
1271/1389	11/05/2004	QC	Q	I	01	100
GRANTOR: GENTRY ROBERT E & MAR						
GRANTEE: GENTRY ROBERT E & R						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2004] W45 BAS=[YR=2004] W21 S22 E21 N22$ S22 E45 N22$
.

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0	0006	OR	0.00	0.00	2.80	AC		1.00	1.00	1.00	40,000.00	40,000.00	112,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.80 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS