PT OF LOTS 44 45 & 46 (S-2)
IN OR 2749/361
CORNWALL SURVEY

ANDREWS HEATHER ANN/PARTIN BENJAMIN FRANKLIN
30640 KNIGHT ROAD
HILLIARD, FL 32046

2026

33-4N-23-2020-0044-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
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	01	Quality Level 01

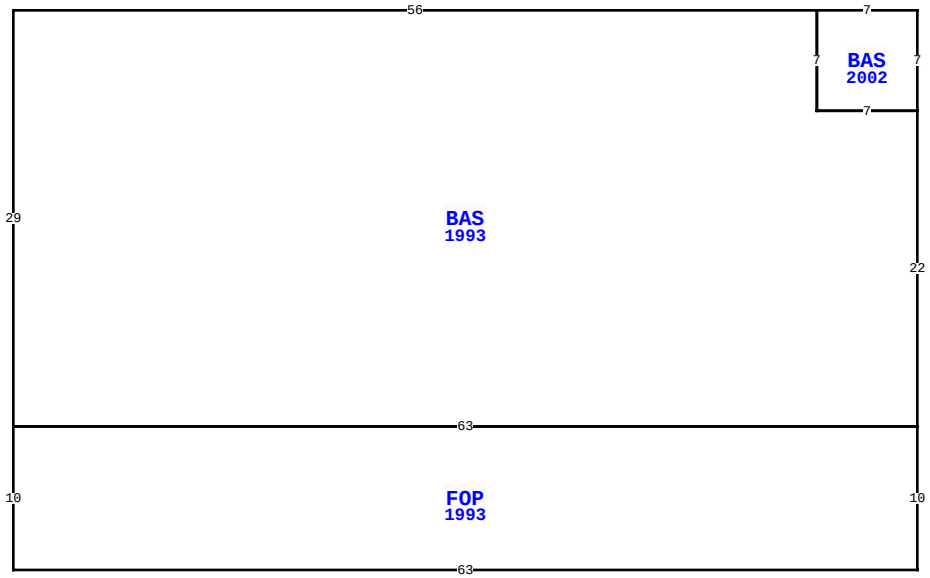
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	1993	1,778	188,531
BAS	49	100	2002	49	5,196
FOP	630	30	1993	189	20,041
TOTALS	2,457			2,016	213,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,016	98.4312	136.82	275,829	1990	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 0 Heated Area: 1827 HX Base Yr



30640 KNIGHT RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,767
TOTAL MARKET OB/XF VALUE		4,198
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		407,965
SOH/AGL Deduction		68,730
ASSESSED VALUE		339,235
TOTAL EXEMPTION VALUE	13	339,235
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		407,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24795	REMODEL	18,400	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2749/361	10/25/2024	QC	U	I	11	250,000
GRANTOR: ANDREWS HEATHER ANN						
GRANTEE: ANDREWS HEATHER ANN						
1734/0164	3/31/2011	WD	U	I	11	105,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ANDREWS HEATHER ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W7 BAS=[YR=1993] W56 S29 FOP=[YR=1993] S10 E63 N10 W63$ E63 N22 W7 N7$ S7E7 N7$.

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	0940	SHEDS/PORT	0	100	28	10	280.00	SF	20.10	20.10	100	1998	1998	3	20	1,126	
2	0300	BOAT DCK W	0	100	16	8	128.00	SF	40.00	40.00	100	2012	2012	3	60	3,072	

LAND DESCRIPTION

TOTAL OB/XF 4,198

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	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS