PT OF LOT 14
IN OR 1578/795
CORNWALL SURVEY

WHITE RODNEY E
27189 BETINA DR
HILLIARD, FL 32046

2023

05-3N-24-2020-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

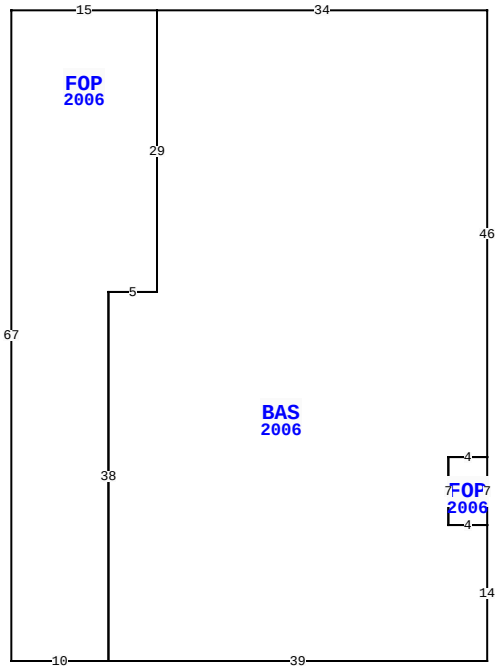
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2,440	259,104
FOP	28	30	8	849
FOP	815	30	244	25,910
TOTALS	3,283		2,692	285,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,692	96.6720	114.80	309,042	2006	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2007 Heated Area: 2440 HX Base Yr 2007



27189 BETINA DR, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		285,864
TOTAL MARKET OB/XF VALUE		5,536
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		345,400
SOH/AGL Deduction		186,989
ASSESSED VALUE		158,411
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		103,411
TOTAL JUST VALUE		345,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0508308	CO ISSUED	0	08/08/2006
0508308	NEW CONSTR	0	08/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/0795	7/24/2008	QC	U	I	01	100
GRANTOR: WHITE JUDY L						
GRANTEE: WHITE RODNEY E						
1017/1890	11/05/2001	WD	Q	V		31,000
GRANTOR: JONES CHRISTOPHER D &						
GRANTEE: WHITE RODNEY & JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W34 FOP=[YR=2006] W15 S67 E10 N38 E5 N29$ S29 W5 S38 E39 N14 FOP=[YR=2006] N7 W4 S7 E4$ W4 N7 E4 N46$.

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
1	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20	5.20	100	2006	2006	3	88	3,716	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 5,536

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	000115	C	SFR ACRES	100	0007		0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS