

PT LOTS 37,38,39 & 40 IN
OR 2050/1568
(EX PT IN OR 1870/1329 &

MYERS KENNETH P JR
27300 BRUSSO FRANKLIN RD
HILLIARD, FL 32046

2023

13-3N-23-2020-0037-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1,988	203,465
FOP	216	30	65	6,652
FSP	477	40	191	19,549
FUS	872	100	872	89,247
STP	40	10	4	409

TOTALS	3,593		3,120	319,323
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	9,276.00	SF	4.00
4	0811	CONCRETE B	0	100	0	0	897.00	SF	5.20
7	0811	CONCRETE B	0	100	0	0	978.00	SF	5.20
8	0510	GARAGE WD-	0	100	38	28	1,064.00	SF	35.00
9	0200	BARN WD 0-	0	100	40	16	640.00	SF	20.00
10	0680	POLE SHED	0	100	40	10	400.00	SF	10.00
11	0680	POLE SHED	0	100	40	10	400.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	6.95

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,120	102.2994	121.48	379,018	1993	1993	0	0	15.75	84.25
1 SNGL FAM - 100% - 2017 Heated Area: 2860 HX Base Yr 2017											

27300 BRUSSO FRANKLIN RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	9,276.00	SF	4.00	4.00	100	1993	1993	3	68	25,231	
4	0811	CONCRETE B	0	100	0	0	897.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,542	
7	0811	CONCRETE B	0	100	0	0	978.00	SF	5.20	5.20	100	1994	1994	3	70	3,560	
8	0510	GARAGE WD-	0	100	38	28	1,064.00	SF	35.00	35.00	100	1995	1995	3	24	8,938	
9	0200	BARN WD 0-	0	100	40	16	640.00	SF	20.00	20.00	100	2000	2000	3	29	3,712	
10	0680	POLE SHED	0	100	40	10	400.00	SF	10.00	10.00	100	2000	2000	3	29	1,160	
11	0680	POLE SHED	0	100	40	10	400.00	SF	10.00	10.00	100	2000	2000	3	29	1,160	

TOTAL OB/XF											48,963		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	OR	0.00	0.00	6.95	AC		1.00	1.00	1.00	19,000.00	19,000.00	1	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
4											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 536,438											
TOTAL MARKET OB/XF VALUE 48,963											
TOTAL LAND VALUE - MARKET 132,050											
TOTAL MARKET VALUE 717,451											
SOH/AGL Deduction 262,332											
ASSESSED VALUE 455,119											
TOTAL EXEMPTION VALUE HX HB VX 55,000											
BASE TAXABLE VALUE 400,119											
TOTAL JUST VALUE 717,451											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 562,933											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326828	FOUNDATION	0	01/01/2013
B0821954	CO ISSUED	0	06/15/2011
M15308	H/AC	0	05/01/2010
E21650	ELEC OTHER	4,500	03/01/2009
E21494	ELEC OTHER	0	12/01/2008
C5145	CO ISSUED	0	11/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2050/1568	5/27/2016	WD	Q	I	01	339,000	
GRANTOR: ALTER STEVEN A & REBE							
GRANTEE: MYERS KENNETH P JR							
1942/1029	10/16/2014	WD	U	I	98	33,100	
GRANTOR: ALTER STEVEN A & REBE							
GRANTEE: EMERY SANDRA HINSON							

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=1993] W30 BAS=[YR=1993] W25 D3 L3 S7 R3 D3 E1 S27 E1 FSP=[YR=2008] S9 E20 STP=[YR=1993] S4 E10 N4 W10\$ E33 N9 W53\$ E53 N28 W5 N4 U3 L3 W5 D3 L4 S1 W5 N4 W8 N5\$ S5 E8 S4 E5 N1 U3 R4 E5 D3 R3 S4 E5 N12\$ PTR=E15 FUS=[YR=1993] E13 N5E10 S5E12 S22 W5 S4 W4 N4 W6 S4 W4 N4 W6 S4 W5 N4 W5 N22\$ W15\$.											

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