

PT OF LOTS 37 & 38
IN OR 2480/1746
CORNWALL SURVEY SEC 13-3N-23E

CARSON RACHEL B
27417 BRUSSO FRANKLIN RD
HILLIARD, FL 32046

2023

13-3N-23-2020-0037-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 70
Exterior Wall	30 VINYL 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
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	1,527	100	1,527	123,261
FCP	336	25	84	6,781
FOP	88	30	26	2,099
FUS	715	100	715	57,715
TOTALS	2,666		2,352	189,855

EXTRA FEATURES	
L N	OB/XF CODE
2	0940
3	0811

LAND DESCRIPTION	
L N	USE CODE
1	000115

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,352	107.5060	97.02	228,191	1987	1997	0	0	0 16.80	83.20
1 SINGLE FAM - 100% - 2022 Heated Area: 2242 HX Base Yr 2022											
27417 BRUSSO FRANKLIN RD, HILLIARD											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU											

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
2	0940	SHEDS/PORT	0 100	12 16	192.00	SF	30.00	30.00	100	1994	1994	3	20	1,152	
3	0811	CONCRETE B	0 100	0 0	612.00	SF	5.20	5.20	100	2010	2010	3	92	2,928	

TOTAL OB/XF											
4,080											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		204,524	
TOTAL MARKET OB/XF VALUE		4,080	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		253,604	
SOH/AGL Deduction		12,929	
ASSESSED VALUE		240,675	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		190,675	
TOTAL JUST VALUE		253,604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2480/1746	7/15/2021	WD U	I	I	11	100	
GRANTOR: BEUTLER EXCHANGE GROU							
GRANTEE: CARSON RACHEL B							
2462/1425	5/04/2021	WD Q	I	I	01	252,000	
GRANTOR: MASON CHAUNCEY & SHAN							
GRANTEE: BEUTLER EXCHANGE GR							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1994] W65 S31 E27 FOP=[YR=1994] E22 N4 FCP=[YR=1994] E16 N21 W16 S21 \$ W22 S4 \$ N4 E22 N21 E16 N6\$ PTR=E20 FUS=[YR=2017] E65 S11 W65 N11\$ W20\$.															



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	80	100	80	4,075
BAS	80	100	80	4,075
FSP	320	40	128	6,520
TOTALS	480		288	14,669

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	288	107.8000	53.90	15,523	2010	2010	0	0	5.50	94.50

2

ACCESORY U - 100% - 2022

Heated Area: 160

HX Base Yr 2022