PT OF SW1/4 OF NW1/4
IN OR 546 PG 371
R407895 & R407896

BURKETT CYNTHIA
2694 DRURY FERRY LANE
HILLIARD, FL 32046

2023

15-2N-23-0000-0007-0060

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

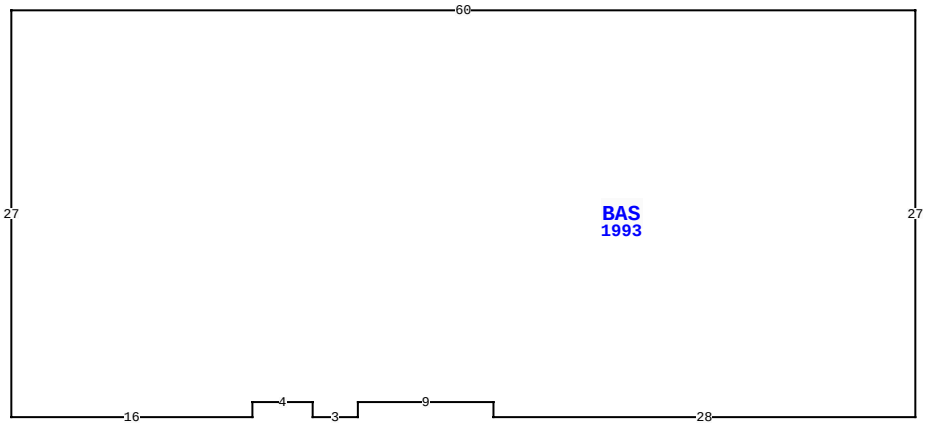
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100	1,607	36,852
TOTALS	1,607		1,607	36,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,607	117.6000	76.44	122,839	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1607 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,852
TOTAL MARKET OB/XF VALUE		7,314
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		104,166
SOH/AGL Deduction		57,846
ASSESSED VALUE		46,320
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		16,320
TOTAL JUST VALUE		104,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0546/0371	6/24/1988	WD	U	V		100

GRANTOR: CREWS PHILLIP M
GRANTEE: BURKETT ROBERT S

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

2694 DRURY FERRY LN, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E16 N1 E4 S1 E3 N1 E9 S1 E28 N27$.

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	0751	UOP	0	100	16	17	272.00	SF	10.00	10.00	100	1950	1950	3	20	544	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
3	1242	WD DECK A	0	100	0	0	480.00	SF	10.00	10.00	100	2000	2000	3	20	960	
4	0752	USP	0	100	35	10	350.00	SF	15.00	15.00	100	2010	2010	3	64	3,360	

LAND DESCRIPTION

TOTAL OB/XF 7,314

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	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 10/25/2017 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS