PT OF LOT 22
IN OR 1166/598
CORNWALL SURVEY

HURST ROBERT RAY
27199 GARTH LANE
HILLIARD, FL 32046

**2023**

**17-3N-24-2020-0022-0020**

## 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 | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

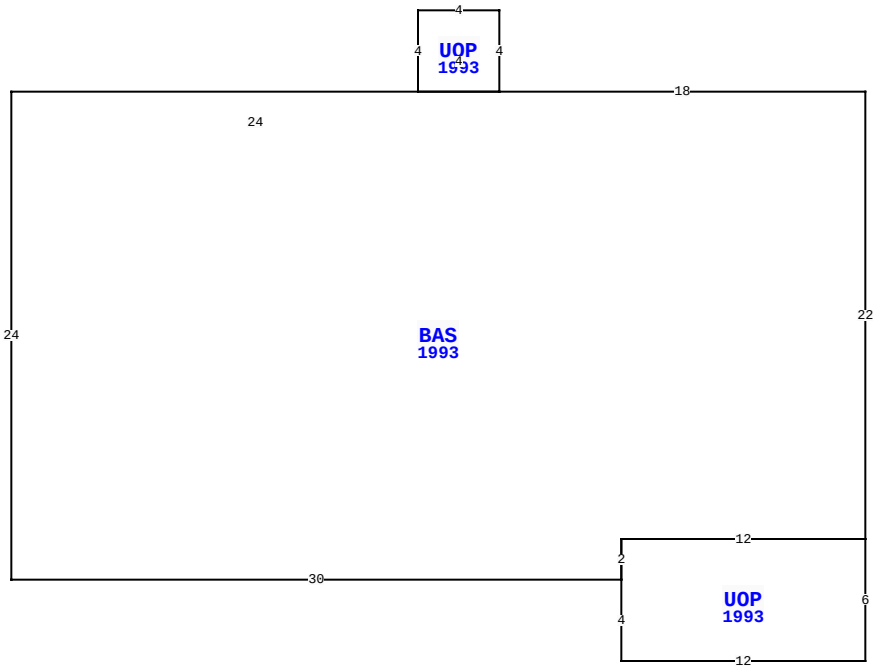
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 984 | 100 | 984 | 92,115 |
| UOP | 16 | 20 | 3 | 281 |
| UOP | 72 | 20 | 14 | 1,310 |
| TOTALS | 1,072 | | 1,001 | 93,707 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,001 | 120.9600 | 109.17 | 109,279 | 1993 | 1993 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SINGLE FAM – 100% - 2004 Heated Area: 984 HX Base Yr 2004




27199 GARTH LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 93,707 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 31,860 |
| TOTAL MARKET VALUE | | 125,567 |
| SOH/AGL Deduction | | 59,641 |
| ASSESSED VALUE | | 65,926 |
| TOTAL EXEMPTION VALUE | HX HB | 40,926 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 125,567 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 110,262 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9304034 | NEW CONSTR | 48,000 | 04/02/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1166/0598 | 8/28/2003 | WD | U | I | 01 | 37,000 |
| GRANTOR: HURST GWENDOLYN S | | | | | | |
| GRANTEE: HURST ROBERT RAY | | | | | | |
| 0857/0988 | 12/02/1998 | WD | Q | I | | 45,000 |
| GRANTOR: MID-STATE TRUST IV | | | | | | |
| GRANTEE: HURST GWENDOLYN S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N4 W4 S4 E4$ W24 S24 E30
UOP=[YR=1993] S4 E12 N6 W12 S2$ N2 E12 N22$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000115 | C | SFR ACRES | 100 | 0007 | | 0.00 | 0.00 | 1.18 | AC | | 1.00 | 1.00 | 1.00 | 27,000.00 | 27,000.00 | 31,860 | | | | | | | |

REVIEW DATE 03/13/2018 BY TWX Total Acres: 1.18 Total Land Value: 31,860 Market: 0 Agricultural: 0 Common: 31,860 PRINTED 08/02/2023 BY SYS