PT OF THE N1/2 OF THE S1/2 OF
NE1/4 OF SW1/4 OF
SEC 17-3N-24E IN OR 2207/1761

SEYLER MARCUS G
2783 GARTH LANE
HILLIARD, FL 32046

**2023**

**17-3N-24-2020-0022-0040**

## 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 | 11 | CLAY TILE 30 |
| 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 | 06 | Quality Level 06 |

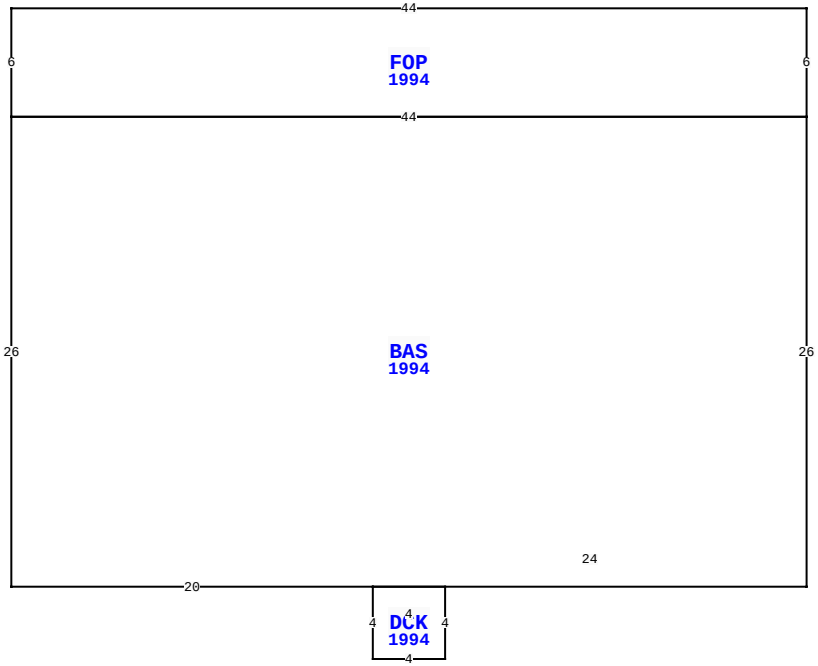
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,144 | 100 | 1,144 | 139,552 |
| DCK | 16 | 10 | 2 | 244 |
| FOP | 264 | 30 | 79 | 9,636 |
| TOTALS | 1,424 | | 1,225 | 149,432 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,225 | 140.0631 | 126.41 | 154,852 | 1994 | 2014 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1144 HX Base Yr 2019




2783 GARTH LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 149,432 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 57,060 |
| TOTAL MARKET VALUE | | 206,492 |
| SOH/AGL Deduction | | 49,001 |
| ASSESSED VALUE | | 157,491 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 107,491 |
| TOTAL JUST VALUE | | 206,492 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 172,372 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20170172 | REPAIR/RRF | 0 | 09/26/2017 |
| B0809124 | REPAIR/RRF | 0 | 01/14/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2436/0928 | 2/19/2021 | WD | U | V | 37 | 25,000 |
| GRANTOR: SMITH ROBERT KAY | | | | | | |
| GRANTEE: SEYLER MARCUS G | | | | | | |
| 2207/1761 | 6/29/2018 | SW | Q | I | 01 | 135,000 |
| GRANTOR: RIVER CITY HOLDINGS L | | | | | | |
| GRANTEE: SEYLER MARCUS G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1994] W44 S6 BAS=[YR=1994] S26 E20 DCK=[YR=1994] S4 E4 N4 W4 $ E24 N26 W44 $ E44 N6 $ .

## 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 | 3.17 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 57,060 | | | | | | | |

REVIEW DATE 04/14/2021 BY TWA Total Acres: 3.17 Total Land Value: 57,060 Market: 0 Agricultural: 0 Common: 57,060 PRINTED 08/02/2023 BY SYS