PT OF N1/2 OF NE1/4 OF SE1/4
A/K/A LOTS 1 & 2
DEER RUN SUB UNR

ROBINSON CARLLYNN B
27017 KRISTIE CIR N
HILLIARD, FL 32046

2023

17-3N-24-2020-0023-0010

BUILDING CHARACTERISTICS

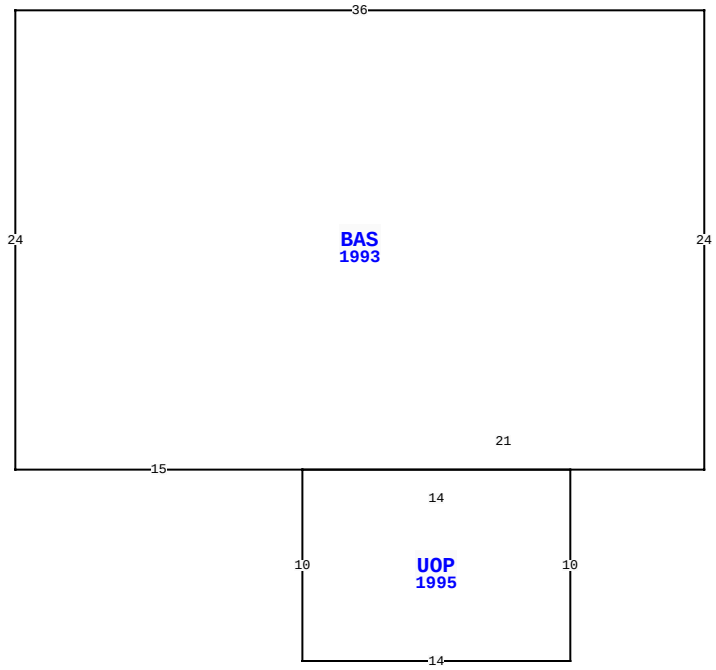
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	18,128
UOP	140	25	35	734
TOTALS	1,004		899	18,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	899	107.6000	69.94	62,876	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1995 Heated Area: 864 HX Base Yr 1995



27017 N KRISTIE CIR, 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		18,863
TOTAL MARKET OB/XF VALUE		2,415
TOTAL LAND VALUE - MARKET		25,988
TOTAL MARKET VALUE		47,266
SOH/AGL Deduction		26,147
ASSESSED VALUE		21,119
TOTAL EXEMPTION VALUE	HX HB	21,119
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		47,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		40,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0749/0903	1/23/1996	QC	U	I	01	100
GRANTOR: ROBINSON O'NEAL J & C						
GRANTEE: ROBINSON CARLLYN BO						
0718/0293	11/15/1994	TD	U	I	09	23,500
GRANTOR: MURPHY HELENE TRUSTEE						
GRANTEE: ROBINSON O'NEAL & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S24 E15 UOP=[YR=1995] S10 E14 N10 W14$ E21 N24$.

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	0810	CONCRETE A	0	100	18	24	432.00	SF	6.50	6.50	100	2004	2004	3	86	2,415	

LAND DESCRIPTION

TOTAL OB/XF 2,415

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	0006		0.00	0.00	0.55	AC		1.00	1.00	1.75	27,000.00	47,250.00	25,988							

REVIEW DATE 03/13/2018 BY TWX Total Acres: 0.55 Total Land Value: 25,988 Market: 0 Agricultural: 0 Common: 25,988 PRINTED 08/02/2023 BY SYS