PT OF LOT 23 & 24
A/K/A LOTS 5 & 6
DEER RUN UNR PLAT

B Y FRANKLIN PROPERTIES INC
551856 US HWY 1 STE #111
HILLIARD, FL 32046

2023

17-3N-24-2020-0023-0050

BUILDING CHARACTERISTICS

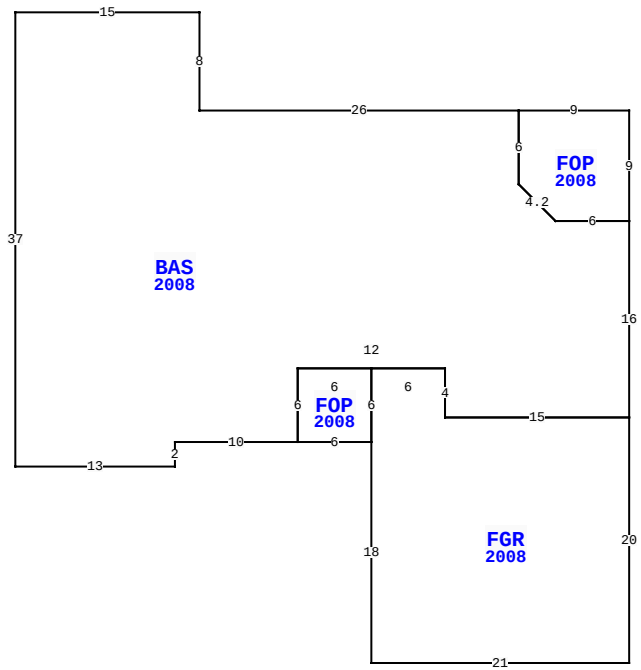
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,318	100	1,318	134,500
FGR	444	55	244	24,900
FOP	36	30	11	1,123
FOP	77	30	23	2,347
TOTALS	1,875		1,596	162,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	121.5840	109.73	175,129	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 0 Heated Area: 1318 HX Base Yr



27081 N KRISTIE CIR, HILLIARD

BLD DATE	12/18/2008 JH	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	162,870
TOTAL MARKET OB/XF VALUE	5,679
TOTAL LAND VALUE - MARKET	25,380
TOTAL MARKET VALUE	193,929
SOH/AGL Deduction	22,845
ASSESSED VALUE	171,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,084
TOTAL JUST VALUE	193,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0701002	CO ISSUED	0	12/21/2006
0701002	NEW CONSTR	130,000	12/21/2006
0701003	ELEC OTHER	0	12/21/2006
0701004	MECH OTHER	0	12/21/2006
0701005	OTHER	0	12/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1683/0317	6/08/2010	WD	U	I	11	75,000
GRANTOR: AMERICAN BANKING COMP						
GRANTEE: B Y FRANKLIN PROPER						
1666/1981	3/15/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN BANKING CO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W9 BAS=[YR=2008] W26 N8 W15 S37 E13 N2 E10
FOP=[YR=2008] E6 FGR=[YR=2008] S18 E21 N20 W15 N4 W6 S6$N6
W6 S6$ N6 E12 S4 E15 N16 W6 U3 L3 N6$ S6 D3 R3 E6 N9$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0811	CONCRETE B	0	0	0	0	518.00	SF	5.20	5.20	100	2008	2008	3	90	2,424	

LAND DESCRIPTION

TOTAL OB/XF 5,679

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	000100	C	SFR	0	0005		0.00	0.00	0.47	AC		1.00	1.00	2.00	27,000.00	54,000.00	25,380							

REVIEW DATE 03/13/2018 BY TWX Total Acres: 0.47 Total Land Value: 25,380 Market: 0 Agricultural: 0 Common: 25,380 PRINTED 08/02/2023 BY SYS