LOTS 7 THRU 19 & 45 THRU 57
DEER RUN UNR PLAT BEING A R/P
OF LOTS 23 & 24

WILLIAMS TRAVIS BLAKE
27137 N KRISTIE CIRCLE
HILLIARD, FL 32046

2023

17-3N-24-2020-0023-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

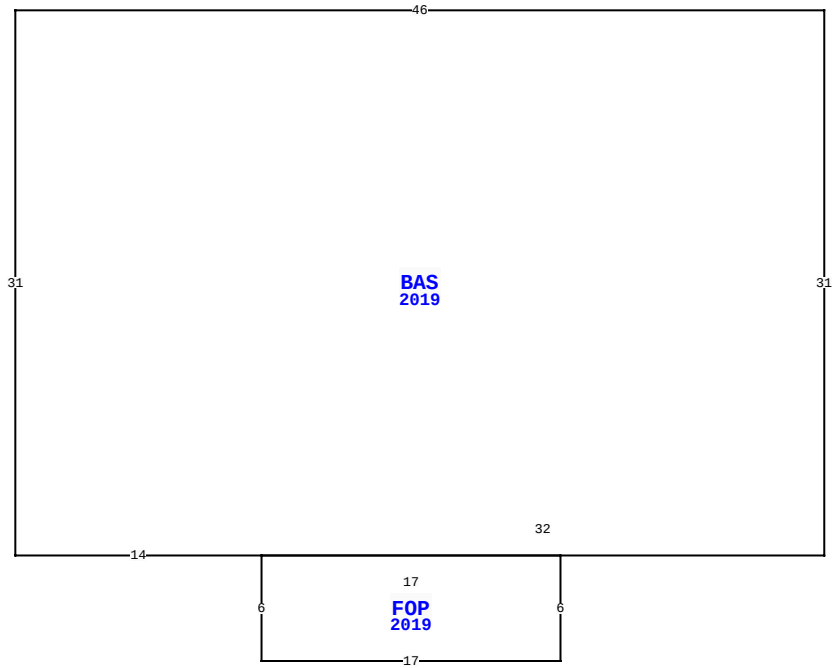
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	1,426	197,601
FOP	102	30	31	4,296
TOTALS	1,528		1,457	201,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,457	117.8712	139.97	203,936	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1426 HX Base Yr 2022



27137 KRISTIE CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2021 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		212,329
TOTAL MARKET OB/XF VALUE		11,034
TOTAL LAND VALUE - MARKET		80,700
TOTAL MARKET VALUE		304,063
SOH/AGL Deduction		0
ASSESSED VALUE		304,063
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		249,063
TOTAL JUST VALUE		304,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190167	CO ISSUED	0	04/01/2020
20190167	NEW CONSTR	0	05/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1576	11/24/2021	WD	Q	I	02	399,900
GRANTOR: JOHNSON BRITTNAI D						
GRANTEE: WILLIAMS TRAVIS BLA						
2420/0423	12/22/2020	WD	Q	I	01	356,000
GRANTOR: CONLEY DARRELL & TAMA						
GRANTEE: JOHNSON BRITTNAI D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W46 S31 E14 FOP=[YR=2019] S6 E17 N6 W17$ E32 N31$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0300	BOAT DCK W	0	100	0	0	250.00	SF	20.00	20.00	100	2019	2019	3	93	4,650	
3	0812	CONCRETE C	0	100	0	0	1,112.00	SF	4.00	4.00	100	2019	2019	3	99	4,404	

LAND DESCRIPTION

TOTAL OB/XF 11,034

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			0.00	0.00	8.07	AC		1.00	1.00	1.00	10,000.00	10,000.00	80,700							

REVIEW DATE 09/27/2019 BY TW Total Acres: 8.07 Total Land Value: 80,700 Market: 0 Agricultural: 0 Common: 80,700 PRINTED 08/02/2023 BY SYS

LOTS 7 THRU 19 & 45 THRU 57
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NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

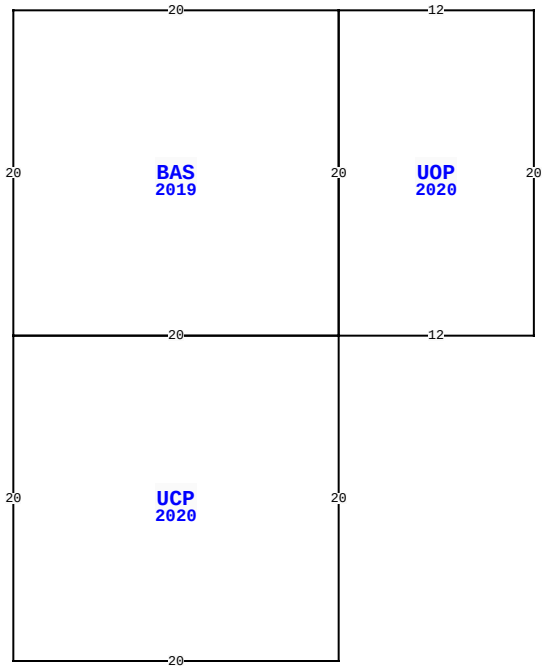
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	7,904
UCP	400	20	80	1,581
UOP	240	20	48	949
TOTALS	1,040		528	10,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	528	58.1900	20.37	10,755	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2022 Heated Area: 400 HX Base Yr 2022



27137 KRISTIE CIR, HILLIARD

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GRANTOR: CONLEY DARRELL & TAMA						
GRANTEE: JOHNSON BRITTNAI D						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] W12 BAS=[YR=2019] W20 S20 UCP=[YR=2020] S20 E20 N20 W20$ E20 N20$ S20 E12 N20$.

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

REVIEW DATE 09/27/2019 BY TW Total Acres: 8.07 Total Land Value: 80,700 Market: 0 Agricultural: 0 Common: 80,700 PRINTED 08/02/2023 BY SYS