LOTS 20 THRU 22
IN OR 2587/1440& PT OR 2359/62
DEER RUN UNR PLAT

MORROW ANITA LYNNE
27210 KRISTIE ROAD SOUTH
HILLIARD, FL 32046

**2023**

**17-3N-24-2020-0023-0210**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

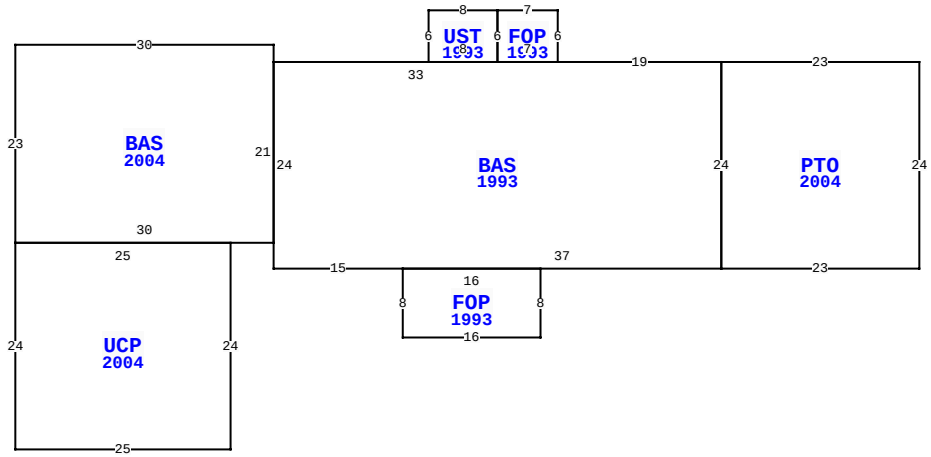
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,248 | 100 | 1,248 | 99,743 |
| BAS | 690 | 100 | 690 | 55,147 |
| FOP | 42 | 30 | 13 | 1,039 |
| FOP | 128 | 30 | 38 | 3,037 |
| PTO | 552 | 5 | 28 | 2,238 |
| UCP | 600 | 20 | 120 | 9,591 |
| UST | 48 | 45 | 22 | 1,759 |
| TOTALS | 3,308 | | 2,159 | 172,551 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,159 | 103.8800 | 93.75 | 202,406 | 1987 | 1992 | 0 | 0 | 0 | 14.75 | 85.25 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1938 HX Base Yr




27210 S KRISTIE CIR, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 09/09/2020 MF |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 172,551 |
| TOTAL MARKET OB/XF VALUE | 12,835 |
| TOTAL LAND VALUE - MARKET | 41,175 |
| TOTAL MARKET VALUE | 226,561 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 226,561 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 226,561 |
| TOTAL JUST VALUE | 226,561 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 193,672 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2587/1440 | 8/30/2022 | WD | Q | I | 01 | 285,000 |
| GRANTOR: CONLEY DARRELL S & TA | | | | | | |
| GRANTEE: MORROW ANITA LYNNE | | | | | | |
| 2359/0062 | 5/04/2020 | QC | U | V | 11 | 100 |
| GRANTOR: CONLEY DARRELL | | | | | | |
| GRANTEE: CONLEY DARRELL & TA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2004] W23 BAS=[YR=1993] W19 FOP=[YR=1993] N6 W7
UST=[YR=1993] W8 S6 E8 N6$ S6 E7$ W33 BAS=[YR=2004] N2 W30
S23 UCP=[YR=2004] S24 E25 N24 W25$ E30 N21$ S24 E15
FOP=[YR=1993] S8 E16 N8 W16$ E37 N24$ S24 E23 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,626.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 57 | 3,707 | |
| 2 | 0200 | BARN WD 0- | 0 | 0 | 52 | 14 | 728.00 | SF | 20.00 | 20.00 | 100 | 1989 | 1989 | 3 | 20 | 2,912 | |
| 3 | 0351 | CARPORT MT | 0 | 0 | 20 | 12 | 240.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 60 | 1,440 | |
| 4 | 0350 | CARPORT WD | 0 | 0 | 32 | 14 | 448.00 | SF | 13.00 | 13.00 | 100 | 2017 | 2017 | 3 | 82 | 4,776 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,835

| 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 | 0 | 0006 | | 0.00 | 0.00 | 1.22 | AC | | 1.00 | 1.00 | 1.25 | 27,000.00 | 33,750.00 | 41,175 | | | | | | | |

REVIEW DATE 03/13/2018 BY TWX Total Acres: 1.22 Total Land Value: 41,175 Market: 0 Agricultural: 0 Common: 41,175 PRINTED 08/02/2023 BY SYS