PT OF N1/2 OF NE1/4 OF SE1/4
A/K/A LOT 26 DEER RUN SUB UNR
PT OR 834/1834

HURST ROBERT W & GWENDOLYN
27130 KRISTIE CIRCLE SOUTH
HILLIARD, FL 32046

2023

17-3N-24-2020-0023-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KRISTIE CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,629
TOTAL LAND VALUE - MARKET	18,630
TOTAL MARKET VALUE	22,259
SOH/AGL Deduction	8,518
ASSESSED VALUE	13,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,741
TOTAL JUST VALUE	22,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0834/1834	5/21/1998	WD	U	I	09	56,000
GRANTOR: CRAY DALE L						
GRANTEE: HURST ROBERT & GWEN						
0834/1831	5/21/1998	WD	U	V	07	100
GRANTOR: MURPHY HELENE LIVING						
GRANTEE: CRAY DALE L						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	2016	2016	3	84	3,629	

LAND DESCRIPTION

TOTAL OB/XF 3,629

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	000001	C	V RS W/XFOB	0	0006		0.00	0.00	0.23	AC		1.00	1.00	3.00	27,000.00	81,000.00	18,630							

REVIEW DATE 06/01/2021 BY TWA Total Acres: 0.23 Total Land Value: 18,630 Market: 0 Agricultural: 0 Common: 18,630 PRINTED 08/02/2023 BY SYS