

PT LOT 23
A/K/A LOTS 41 & 42
DEER RUN SUB UNR

RODGERS SONYA D
27099 KRISTIE CIR
HILLIARD, FL 32046

2023

17-3N-24-2020-0023-0410



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																				
Exterior Wall	05	AVERAGE 100	0100	01	1,540	110.1600	99.42	153,107	2002	2002	0	0	0	9.75	90.25	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1416																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020																			
Interior Wall	05	DRYWALL 100	BAS 2002 FCP 2002 FOP 2002													VALUATION BY										STANDARD									
Interior Floo	14	CARPET 100														Tax Group: 3										Tax Dist:									
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE										138,179									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE										2,778									
Bedrooms	3	100														TOTAL LAND VALUE - MARKET										22,208									
Bathrooms	2	100														TOTAL MARKET VALUE										163,165									
Frame	02	WOOD FRAME 100														SOH/AGL Deduction										44,003									
Stories	1.	1. 100														ASSESSED VALUE										119,162									
Units	0	100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Occupancy	00	NONE 100														BASE TAXABLE VALUE										69,162									
Quality		03	Quality Level 03		TOTAL JUST VALUE										163,165																				
DOR CODE		0100		SINGLE FAMILY		NCON VALUE										0																			
MAP NUM				MKT AREA		06		INCOME VALUE																											
NEIGHBORHOOD/LOC		6001.00		PREVIOUS YEAR MKT VALUE										139,039																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		PERMIT NUM										DESCRIPTION		AMT		ISSUED											
BAS		1,416		100		1,416		127,053		01-0895										NEW CONSTR		59,850		03/20/2001											
FCP		216		25		54		4,846																											
FOP		234		30		70		6,280																											
TOTALS		1,866				1,540		138,179																											
EXTRA FEATURES										27099 S KRISTIE CIR, HILLIARD										SALES DATA															
L N		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		0811		CONCRETE B		0 100		53 12		636.00		SF		5.20		5.20		100		2003		2003		3		84		2,778							