LOT 37
IN OR 2615/329
CORNWALL SURVEY S/D OF

VICTOR & DIANE'S TRUST/WALTON DIANE KAY TRUSTEE
27138 BENT CREEK CIRCLE
HILLIARD, FL 32046

2023

17-3N-24-2020-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

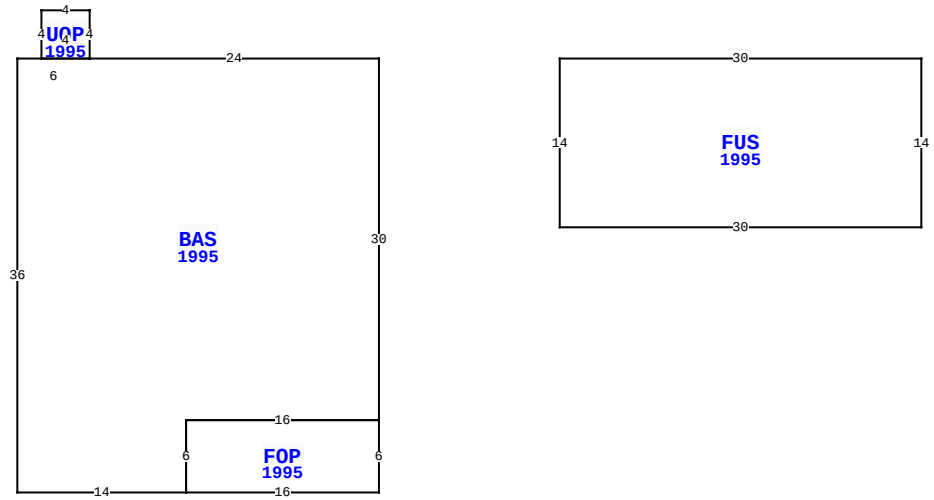
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	53,776
FOP	96	30	29	1,585
FUS	420	100	420	22,953
UOP	16	20	3	164
TOTALS	1,516		1,436	78,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,436	106.7040	96.30	138,287	1995	1995	0	0	30	13.25	56.75

1 SINGLE FAM – 0% - 0 Heated Area: 1404 HX Base Yr



27138 BENT CREEK CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,478
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	238,478
SOH/AGL Deduction	12,379
ASSESSED VALUE	226,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,099
TOTAL JUST VALUE	238,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9503068	NEW CONSTR	75,000	03/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0329	1/20/2023	WD	Q	I	02	225,000
GRANTOR: ANDERSON AMY D						
GRANTEE: VICTOR & DIANE'S TR						
2477/1985	7/08/2021	LE	U	I	11	100
GRANTOR: STOKES RAYMOND CHRIST						
GRANTEE: ANDERSON AMY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 UOP=[YR=1995] N4 W4 S4 E4$ W6 S36 E14
FOP=[YR=1995] E16 N6 W16 S6$ N6 E16 N30$ PTR=E15
FUS=[YR=1995] E30 S14 W30 N14$ W15$.

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
1	000115	C	SFR ACRES	0	0004		0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS