LOT 36
ESMT OR 314/638
(EX OR 355/413 & OR 357/431 &

GILBERT SHERRY/
2743 CRYSTAL PLACE
HILLIARD, FL 32046

2023

20-3N-24-2020-0036-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

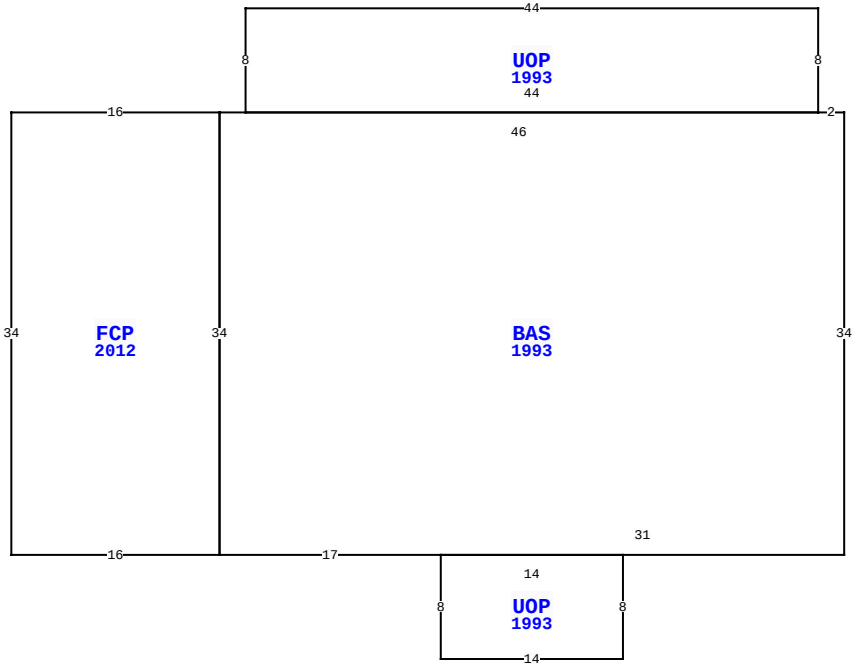
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	134,709
FCP	544	25	136	11,226
UOP	112	20	22	1,816
UOP	352	20	70	5,778
TOTALS	2,640		1,860	153,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	99.9600	90.21	167,791	1984	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1632 HX Base Yr 2020



2743 CRYSTAL PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,529
TOTAL MARKET OB/XF VALUE		11,624
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		209,253
SOH/AGL Deduction		60,281
ASSESSED VALUE		148,972
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,972
TOTAL JUST VALUE		209,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	6/07/2019	CN	Q	I	01	175,900
GRANTOR: LLOYD BRANDON LANE						
GRANTEE: GILBERT SHERRY						
2044/0983	4/28/2016	WD	U	I	37	35,000
GRANTOR: LLOYD ANN RUTLEDGE						
GRANTEE: LLOYD BRANDON LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N8 W44 S8 E44$ W46
FCP=[YR=2012] W16 S34 E16 N34$ S34 E17 UOP=[YR=1993] S8 E14
N8 W14$ E31 N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0810	CONCRETE A	0	100	50	8	400.00	SF	6.50	6.50	100	2000	2000	3	80	2,080	
3	0812	CONCRETE C	0	100	85	30	2,550.00	SF	4.00	4.00	100	1990	1990	3	62	6,324	
4	1242	WD DECK A	0	100	0	0	384.00	SF	10.00	10.00	100	2006	2006	3	31	1,190	

LAND DESCRIPTION

TOTAL OB/XF 11,624

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	0005	OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	44,100							

REVIEW DATE 05/22/2019 BY TWA Total Acres: 1.47 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/02/2023 BY SYS