

PT OF SE1/4 OF NW1/4
IN OR 2389/1361
ESMT OR 494/413

GUTING CHRISTOPHER S & MICHELLE RENEE
19910 JAGUAR DRIVE
HILLIARD, FL 32046

2023

27-2N-23-0000-0005-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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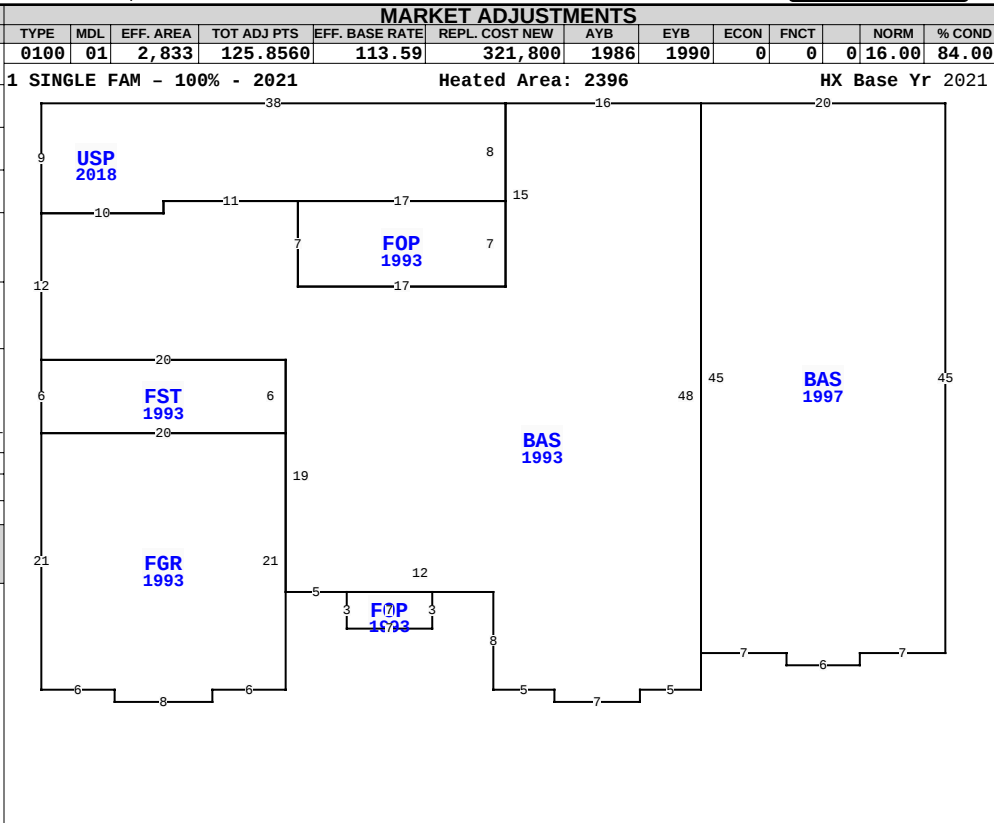
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1,490	142,169
BAS	906	100	906	86,447
FGR	428	55	235	22,423
FOP	21	30	6	573
FOP	119	30	36	3,435
FST	120	55	66	6,297
USP	314	30	94	8,969

TOTALS	3,398		2,833	270,312
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	0	0	226.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	404.00	SF	6.50	6.50	
5	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	
7	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	
8	0680	POLE SHED	0	100	36	36	1,296.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	SFR	100	0005	OR	0.00	0.00	4.42	AC	1.00



19910 JAGUAR DR, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
3	0810	CONCRETE A	0	100	0	0	226.00	SF	6.50	6.50	100	1986	1986	3	52	764	
4	0810	CONCRETE A	0	100	0	0	404.00	SF	6.50	6.50	100	1990	1990	3	62	1,628	
5	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1995	1995	3	24	4,032	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2018	2018	3	90	3,888	
7	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2018	2018	3	90	3,888	
8	0680	POLE SHED	0	100	36	36	1,296.00	SF	10.00	10.00	100	2018	2018	3	90	11,664	

TOTAL OB/XF											
28,034											

NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		270,312	
TOTAL MARKET OB/XF VALUE		28,034	
TOTAL LAND VALUE - MARKET		110,500	
TOTAL MARKET VALUE		408,846	
SOH/AGL Deduction		126,511	
ASSESSED VALUE		282,335	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		232,335	
TOTAL JUST VALUE		408,846	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,600	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974202	ADDITION	31,500	08/01/1997
3514	N/A	49,900	07/24/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2389/1361	9/03/2020	WD	Q	I	01
GRANTOR: BRANTLEY JOSHUA D					SALE PRICE
GRANTEE: GUTING CHRISTOPHER					
2195/1239	5/04/2018	WD	Q	I	01
GRANTOR: RUIS JOHN & DOROTHY M					235,000
GRANTEE: BRANTLEY JOSHUA D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W20 BAS=[YR=1993] W16 USP=[YR=2018] W38 S9 E10 N1 E11 FOP=[YR=1993] S7 E17 N7 W17\$ E17 N8\$ S15 W17 N7 W11S1 W10 S12 FST=[YR=1993] S6 FGR=[YR=1993] S21 E6 S1 E8 N1 E6 N21 W20\$ E20 N6 W20\$ E20 S19 E5 FOP=[YR=1993] S3 E7 N3 W7 \$ E12 S8 E5S1 E7 N1 E5 N48\$ S45 E7 S1 E6 N1 E7 N45\$.											