LOT 15 TRACTS 11 & 12
OR 149 PG 116 & OR 211/136
R P 1538 & 1539

BROWN PHILIP E
2973 KURRY LANE
HILLIARD, FL 32046

2023

34-3N-23-2040-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

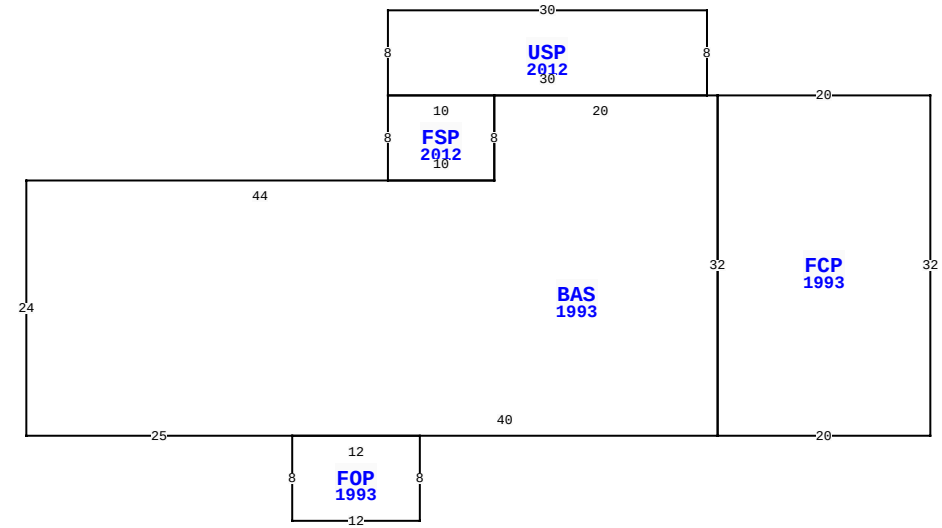
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	82,965
FCP	640	25	160	7,682
FOP	96	30	29	1,392
FSP	80	40	32	1,536
USP	240	30	72	3,457
TOTALS	2,784		2,021	97,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,021	106.8200	96.41	194,845	1978	1978	0	0	20	30.20	49.80

1 SINGLE FAM – 100% - 0 Heated Area: 1728 HX Base Yr



2973 KURRY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		97,033
TOTAL MARKET OB/XF VALUE		19,745
TOTAL LAND VALUE - MARKET		299,820
TOTAL MARKET VALUE		182,663
SOH/AGL Deduction		91,899
ASSESSED VALUE		90,764
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		35,764
TOTAL JUST VALUE		416,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0211/0136	1/01/1976	QC	U	I		10,000
GRANTOR:						
GRANTEE:						
0122/0646	1/01/1972	TA	Q	V		10,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=2012] N8 W30 S8 FSP=[YR=2012] S8 E10N8 W10$ E30$ W20 S8 W44 S24 E25 FOP=[YR=1993] S8 E12 N8W12$ E40 FCP=[YR=1993] E20 N32W20 S32$ N32$.

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	0200	BARN WD 0-	0	100	40	24	960.00	SF	20.00	20.00	100	1980	1980	3	20	3,840	
2	0681	POLE SHED	0	100	40	16	640.00	SF	15.00	15.00	100	1980	1980	3	20	1,920	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
5	0811	CONCRETE B	0	100	40	20	800.00	SF	5.20	5.20	100	1995	1995	3	72	2,995	
6	0845	KOOL DECK	0	100	0	0	595.00	SF	7.25	7.25	100	1985	1985	3	49.5	2,135	
7	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	1985	1985	3	20	7,140	

LAND DESCRIPTION

TOTAL OB/XF 19,745

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							
2	005501	A	TIMB2-2 SI	0			0.00	0.00	17.38	AC		1.00	1.00	1.00	540.00	540.00	9,385							
3	009530	C	POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	17.38	AC		1.00	1.00	1.00	14,000.00	14,000.00	243,320							

REVIEW DATE 04/15/2020 BY TWA Total Acres: 21.38 Total Land Value: 65,885 Market: 243,320 Agricultural: 9,385 Common: 56,500 PRINTED 08/02/2023 BY SYS