BLOCK 3 LOTS 9 & 10
IN OR 1449/989
ST MARYS HIGHLANDS PB 5/12-13

HARPER LARRY A JR & PENNY A
29287 ST MARYS CIRCLE
HILLIARD, FL 32046

2023

41-4N-23-2100-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

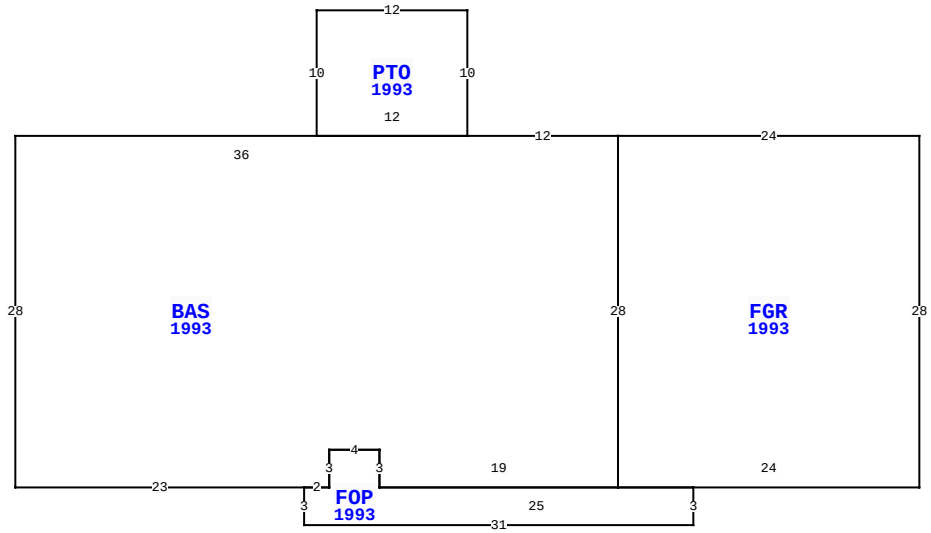
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1,332	109,107
FGR	672	55	370	30,308
FOP	105	30	32	2,621
PTO	120	5	6	491
TOTALS	2,229		1,740	142,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	132.5000	119.58	208,069	1974	1979	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1332 HX Base Yr 2007



29287 ST MARYS CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		142,527
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		202,527
SOH/AGL Deduction		93,245
ASSESSED VALUE		109,282
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		54,282
TOTAL JUST VALUE		202,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2936	H/AC	3,500	03/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/0989	10/04/2006	WD	Q	I		152,000
GRANTOR: HORNE TIMOTHY M						
GRANTEE: HARPER LARRY A JR &						
1449/0988	10/04/2006	QC	U	I	01	100
GRANTOR: PEEPLES CHERYL L HORN						
GRANTEE: HORNE TIMOTHY M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W12 PTO=[YR=1993] N10 W12 S10 E12$ W36 S28 E23 FOP=[YR=1993] S3 E31 N3 W25 N3 W4S3 W2$ E2 N3 E4 S3 E19 N28$ S28 E24 N28$.

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	100	0005	RS-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 10/27/2017 BY TWX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS