

LOT 14 (EX S-1)  
IN OR 690 PG 1226  
CORNWALL SURVEY

CARROLL CHARLES R & TRACY LYNN  
27167 BETINA DRIVE  
HILLIARD, FL 32046

2024

05-3N-24-2020-0014-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 90  |
| Exterior Wall            | 12 | CEDAR 10       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 08 | SHT VINYL 20   |
| 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            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| 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       | 1,767            | 100         | 1,767        | 144,603              |
| FOP       | 665              | 30          | 200          | 16,367               |
| UOP       | 600              | 20          | 120          | 9,820                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,032 | 2,087 | 170,790 |
|--------|-------|-------|---------|

| 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       |       |
| 2              | 0681       | POLE SHED   | 0   | 100 | 15  | 24 | 360.00   | SF | 15.00    | 15.00          |       |
| 3              | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 2,040.00 | SF | 4.00     | 4.00           |       |
| 4              | 0850       | PEBBLE WLK  | 0   | 100 | 168 | 5  | 840.00   | SF | 3.50     | 3.50           |       |
| 5              | 0920       | CWALL-WD/M  | 0   | 100 | 0   | 0  | 276.00   | LF | 195.00   | 195.00         |       |
| 6              | 0300       | BOAT DCK W  | 0   | 100 | 0   | 0  | 416.00   | SF | 20.00    | 20.00          |       |
| 7              | 0350       | CARPORT WD  | 0   | 100 | 14  | 10 | 140.00   | SF | 13.00    | 13.00          |       |
| 8              | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 2,310.00 | SF | 4.00     | 4.00           |       |
|                |            |             |     |     |     |    |          |    |          |                |       |
|                |            |             |     |     |     |    |          |    |          |                |       |
|                |            |             |     |     |     |    |          |    |          |                |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSTR |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0005 | A-1      | 0.00  | 0.00  | 7.00        | AC        |        |
|                  |          |     |                      |     |      |          |       |       |             |           |        |
|                  |          |     |                      |     |      |          |       |       |             |           |        |
|                  |          |     |                      |     |      |          |       |       |             |           |        |
|                  |          |     |                      |     |      |          |       |       |             |           |        |
|                  |          |     |                      |     |      |          |       |       |             |           |        |
|                  |          |     |                      |     |      |          |       |       |             |           |        |
|                  |          |     |                      |     |      |          |       |       |             |           |        |
|                  |          |     |                      |     |      |          |       |       |             |           |        |
|                  |          |     |                      |     |      |          |       |       |             |           |        |
|                  |          |     |                      |     |      |          |       |       |             |           |        |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |       |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                                                         | 01  | 2,087     | 107.1140    | 101.76         | 212,373        | 1996 | 1996 | 0    | 0    | 19.58 | 80.42  |
| 1 SINGLE FAM - 100% - 1997 Heated Area: 1767 HX Base Yr 1997 |     |           |             |                |                |      |      |      |      |       |        |
|                                                              |     |           |             |                |                |      |      |      |      |       |        |
| 27167 BETINA DR, HILLIARD                                    |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE<br>XF DATE<br>INC DATE                              |     |           |             |                |                |      |      |      |      |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE                             |     |           |             |                |                |      |      |      |      |       |        |
| 05/22/2023 MLU                                               |     |           |             |                |                |      |      |      |      |       |        |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 2 3 |
| VALUATION BY              |  |           | STANDARD      |
| Tax Group: 3              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 228,403   |               |
| TOTAL MARKET OB/XF VALUE  |  | 57,551    |               |
| TOTAL LAND VALUE - MARKET |  | 112,000   |               |
| TOTAL MARKET VALUE        |  | 397,954   |               |
| SOH/AGL Deduction         |  | 160,681   |               |
| ASSESSED VALUE            |  | 237,273   |               |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 50,000        |
| BASE TAXABLE VALUE        |  | 187,273   |               |
| TOTAL JUST VALUE          |  | 397,954   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 396,312   |               |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 9510138    | NEW CONSTR  | 76,000 | 10/13/1995 |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |

| SALES DATA                   |            |           |       |       |        |            |  |
|------------------------------|------------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 0690/1226                    | 10/18/1993 | WD        | U     | V     | 01     | 100        |  |
| GRANTOR: CARROLL CHARLES & T |            |           |       |       |        |            |  |
| GRANTEE: CARROLL CHARLES & T |            |           |       |       |        |            |  |
| 0690/1225                    | 10/18/1993 | QC        | U     | V     | 07     | 100        |  |
| GRANTOR: CREWS MARY M        |            |           |       |       |        |            |  |
| GRANTEE: CARROLL CHARLES R   |            |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1996] W17 UOP=[YR=2012] N20 W30 S20 E30\$ W40<br>FOP=[YR=1996] W7 S38 E64N7 W57 N31\$ S31 E57 N31\$. |  |  |  |  |  |  |  |  |  |  |  |

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