NW1/4 OF NW1/4 OF SW1/4
IN OR 791 PG 1579
PARCELS 9-5 & 9-8

KAROLY ROBIN K & BRENDA B
2671 DRURY FERRY LANE
HILLIARD, FL 32046

2024

15-2N-23-0000-0009-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

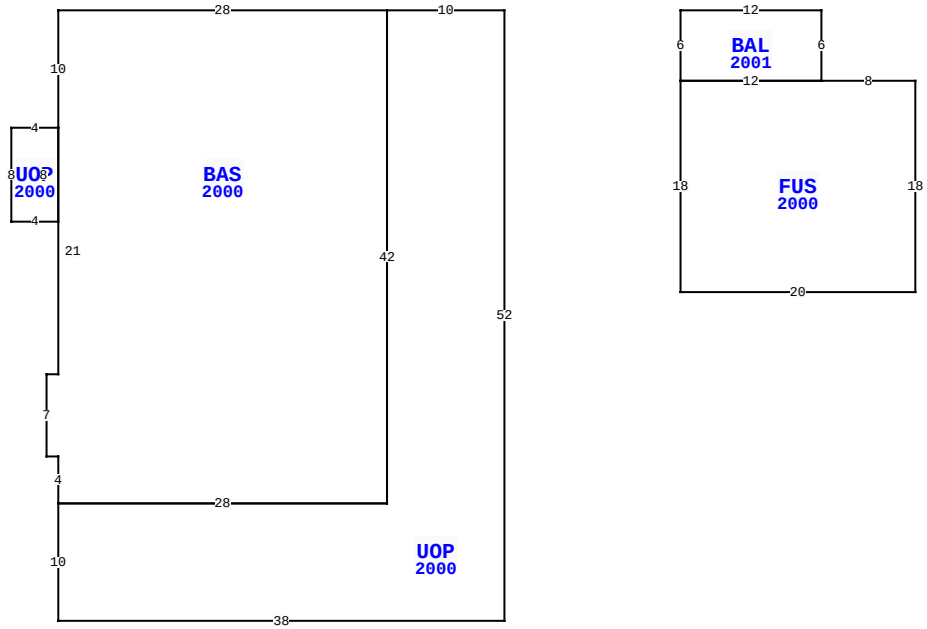
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
BAL	72	15	11	1,382
BAS	1,183	100	1,183	148,689
FUS	360	100	360	45,247
UOP	32	20	6	754
UOP	800	20	160	20,110
TOTALS	2,447		1,720	216,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,720	149.5000	142.02	244,274	2000	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2001 Heated Area: 1543 HX Base Yr 2001



2671 DRURY FERRY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		216,182
TOTAL MARKET OB/XF VALUE		6,406
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		256,323
SOH/AGL Deduction		143,077
ASSESSED VALUE		113,246
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,246
TOTAL JUST VALUE		423,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985336	NEW CONSTR	81,436	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0791/1579	4/03/1997	WD	Q	V		47,000
GRANTOR: SAMPLES WILLIAM R SR						
GRANTEE: KAROLY ROBIN & BREN						
0430/0594	8/01/1984	WD	Q	V		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W10 BAS=[YR=2000] W28 S10 UOP=[YR=2000] W4 S8 E4 N8$ S21 W1 S7 E1 S4 E28 N42$ S42 W28 S10 E38 N52$ PTR=E15 BAL=[YR=2001] E12 S6 FUS=[YR=2000] E8 S18 W20 N18 E12$ W12 N6$ W15$.

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	2000	2000	3	84	2,940	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	2000	2000	3	20	402	
3	0510	GARAGE WD-	0	100	32	16	512.00	SF	19.95	19.95	100	2002	2002	3	30	3,064	

LAND DESCRIPTION

TOTAL OB/XF 6,406

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	415.00	415.00	3,735							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 04/01/2020 BY TWA Total Acres: 10.00 Total Land Value: 33,735 Market: 171,000 Agricultural: 3,735 Common: 30,000 PRINTED 08/06/2024 BY SYS