PT OF NW1/4 OF SE1/4
IN OR 2530/1500 BEING
PARCELS "A" & "B"

BRANTLEY BRIAN KEITH & RACHEL
37059 BROKEN BRIDGE RD
HILLIARD, FL 32046

2024

16-3N-24-0000-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	03	DIST HI 100
Quality	04	Quality Level 04

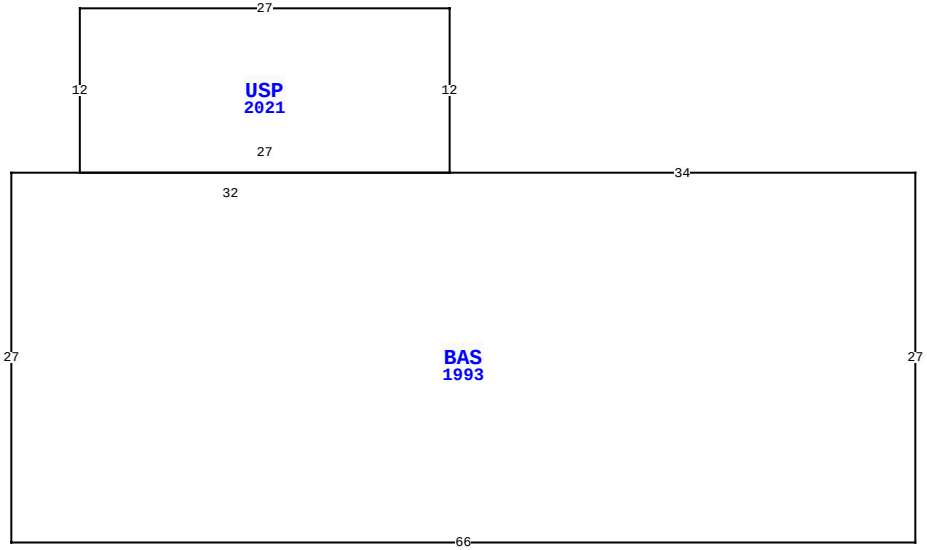
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	94,663
USP	324	50	162	8,606
TOTALS	2,106		1,944	103,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,944	135.5200	94.86	184,408	1992	2005	0	0	0	44.00	56.00

1 M/H 93- – 100% - 2023 Heated Area: 1782 HX Base Yr 2023



37059 BROKEN BRIDGE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,611
TOTAL MARKET OB/XF VALUE		21,120
TOTAL LAND VALUE - MARKET		145,920
TOTAL MARKET VALUE		302,651
SOH/AGL Deduction		0
ASSESSED VALUE		302,651
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,651
TOTAL JUST VALUE		302,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
07-083	MH MOVE-ON	0	07/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1500	1/12/2022	WD	Q	I	02	330,000
GRANTOR: AVERY ROBERT K						
GRANTEE: BRANTLEY BRIAN KEIT						
1078/1537	9/04/2002	WD	Q	I		145,000
GRANTOR: MOODY HOWARD WILSON						
GRANTEE: AVERY ROBERT & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 USP=[YR=2021] N12 W27 S12 E27$ W32 S27 E66 N27$.

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	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	100	1980	1980	3	32.5	960	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0752	USP	0	100	22	12	264.00	SF	15.00	15.00	100	2002	2002	3	30	1,188	
4	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	2005	2005	3	24	1,872	
5	0530	STBL WD	0	100	50	12	600.00	SF	30.00	30.00	100	2016	2016	3	81	14,580	

LAND DESCRIPTION

TOTAL OB/XF 21,120

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		A-1	0.00	0.00	7.68	AC		1.00	1.00	1.00	19,000.00	19,000.00	145,920							

REVIEW DATE 04/14/2022 BY TWA Total Acres: 7.68 Total Land Value: 145,920 Market: 0 Agricultural: 0 Common: 145,920 PRINTED 08/06/2024 BY SYS

PT OF NW1/4 OF SE1/4
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HILLIARD, FL 32046

2024

16-3N-24-0000-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

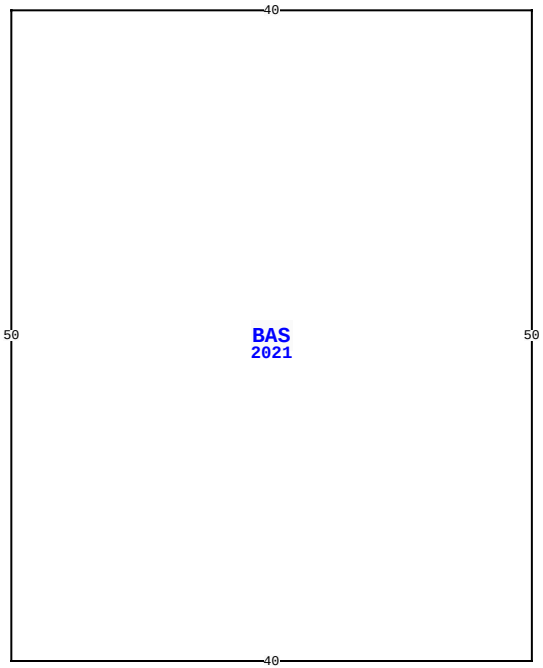
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	17,389
TOTALS	2,000		2,000	17,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	2,000	42.1400	10.11	20,220	2016	2016	0	0	0	14.00	86.00

2 BARNS – 100% - 2023 Heated Area: 2000 HX Base Yr 2023



37059 BROKEN BRIDGE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,611
TOTAL MARKET OB/XF VALUE		21,120
TOTAL LAND VALUE - MARKET		145,920
TOTAL MARKET VALUE		302,651
SOH/AGL Deduction		0
ASSESSED VALUE		302,651
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,651
TOTAL JUST VALUE		302,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2530/1500	1/12/2022	WD	Q	I	02	330,000
GRANTOR: AVERY ROBERT K						
GRANTEE: BRANTLEY BRIAN KEIT						
1078/1537	9/04/2002	WD	Q	I		145,000
GRANTOR: MOODY HOWARD WILSON						
GRANTEE: AVERY ROBERT & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S50 E40 N50$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/14/2022 BY TWA Total Acres: 7.68 Total Land Value: 145,920 Market: 0 Agricultural: 0 Common: 145,920 PRINTED 08/06/2024 BY SYS

PT OF NW1/4 OF SE1/4
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HILLIARD, FL 32046

2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

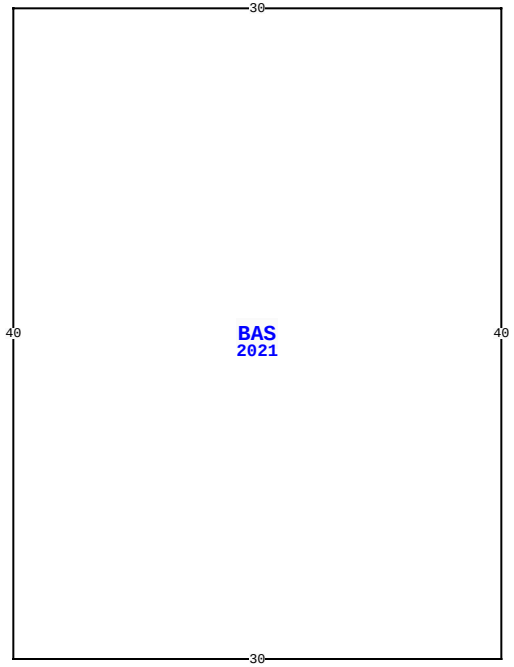
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	14,954
TOTALS	1,200		1,200	14,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	48.1240	16.84	20,208	1985	2005	0	0	0	26.00	74.00

3 GARAGE RES – 100% - 2023 Heated Area: 1200 HX Base Yr 2023



37059 BROKEN BRIDGE RD, HILLIARD

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XF DATE		LAND DATE	05/22/2023 MLU
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TOTAL JUST VALUE		302,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: AVERY ROBERT K						
GRANTEE: BRANTLEY BRIAN KEIT						
1078/1537	9/04/2002	WD	Q	I		145,000
GRANTOR: MOODY HOWARD WILSON						
GRANTEE: AVERY ROBERT & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S40 E30 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/14/2022 BY TWA Total Acres: 7.68 Total Land Value: 145,920 Market: 0 Agricultural: 0 Common: 145,920 PRINTED 08/06/2024 BY SYS