PT OF LOT 22
IN OR 2696/951
CORNWALL SURVEY

KILPATRICK CHARLES JR & AMELIA
2749 GARTH LANE
HILLIARD, FL 32046

2024

17-3N-24-2020-0022-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

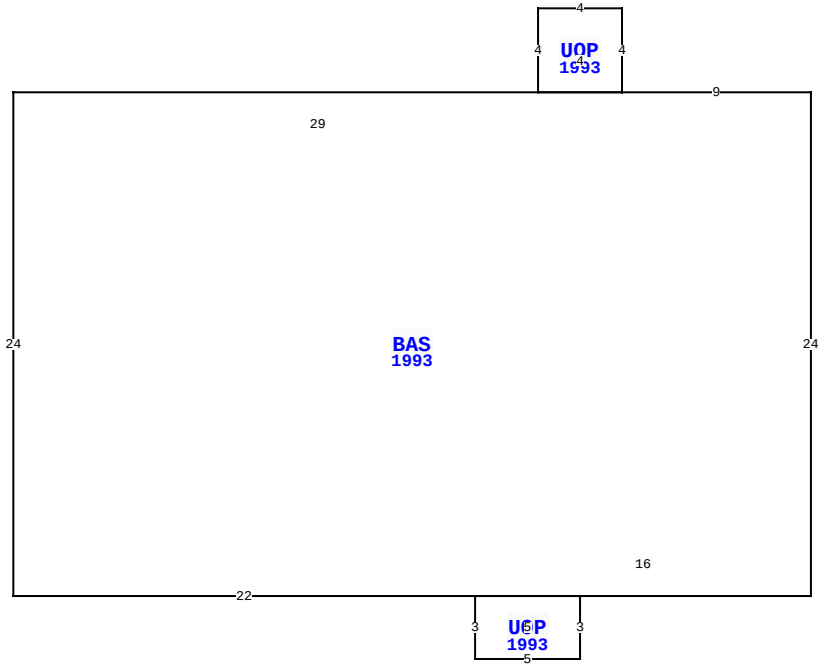
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	81,083
UOP	15	20	3	267
UOP	16	20	3	267
TOTALS	943		918	81,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	918	109.7820	104.29	95,738	1993	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2024 Heated Area: 912 HX Base Yr 2024



2749 GARTH LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,617
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,350
TOTAL MARKET VALUE		109,967
SOH/AGL Deduction		0
ASSESSED VALUE		109,967
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,967
TOTAL JUST VALUE		109,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9305084	NEW CONSTR	32,845	05/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/716	2/12/2024	WD	Q	I	01	111,000
GRANTOR: ADAMS MARTY & ELBERTA						
GRANTEE: KILPATRICK CHARLES						
2696/951	8/14/2023	WD	U	I	11	100
GRANTOR: ADAMS MARTY & ELBERTA						
GRANTEE: KILPATRICK CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N4 W4 S4 E4 $ W29 S24 E22
UOP=[YR=1993] S3 E5 N3 W5$ E16 N24$.

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	0007	A-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	27,000.00	27,000.00	28,350							

REVIEW DATE 05/01/2024 BY WWA Total Acres: 1.05 Total Land Value: 28,350 Market: 0 Agricultural: 0 Common: 28,350 PRINTED 08/06/2024 BY SYS