PT OF THE N1/2 OF THE S1/2 OF
NE1/4 OF SW1/4 OF
SEC 17-3N-24E IN OR 2207/1761

SEYLER MARCUS G
2783 GARTH LANE
HILLIARD, FL 32046

2024

17-3N-24-2020-0022-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	06	Quality Level 06

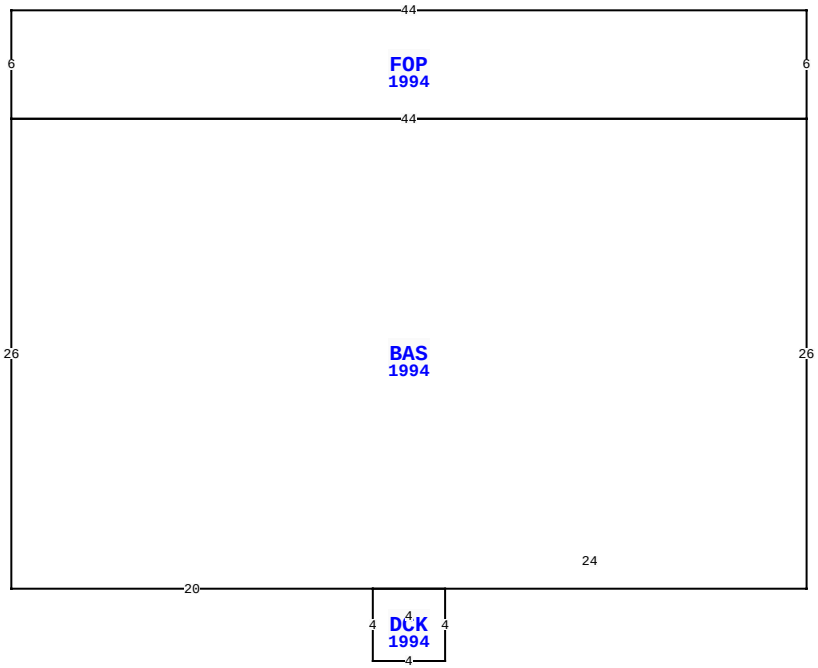
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	146,132
DCK	16	10	2	255
FOP	264	30	79	10,092
TOTALS	1,424		1,225	156,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,225	140.0631	133.06	162,998	1994	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1144 HX Base Yr 2019



2783 GARTH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,478
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		57,060
TOTAL MARKET VALUE		213,538
SOH/AGL Deduction		51,322
ASSESSED VALUE		162,216
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,216
TOTAL JUST VALUE		213,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170172	REPAIR/RRF	0	09/26/2017
B0809124	REPAIR/RRF	0	01/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/0928	2/19/2021	WD	U	V	37	25,000
GRANTOR: SMITH ROBERT KAY						
GRANTEE: SEYLER MARCUS G						
2207/1761	6/29/2018	SW	Q	I	01	135,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: SEYLER MARCUS G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1994] W44 S6 BAS=[YR=1994] S26 E20 DCK=[YR=1994] S4 E4 N4 W4 $ E24 N26 W44 $ E44 N6 $.

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	3.17	AC		1.00	1.00	1.00	18,000.00	18,000.00	57,060							

REVIEW DATE 04/14/2021 BY TWA Total Acres: 3.17 Total Land Value: 57,060 Market: 0 Agricultural: 0 Common: 57,060 PRINTED 08/06/2024 BY SYS