PT OF LOT 22
IN OR 2619/1880
CORNWALL SURVEY

CARTER COREY A/TOWERS SAMANTHA B
27179 GARTH LN
HILLIARD, FL 32046

2024

17-3N-24-2020-0022-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

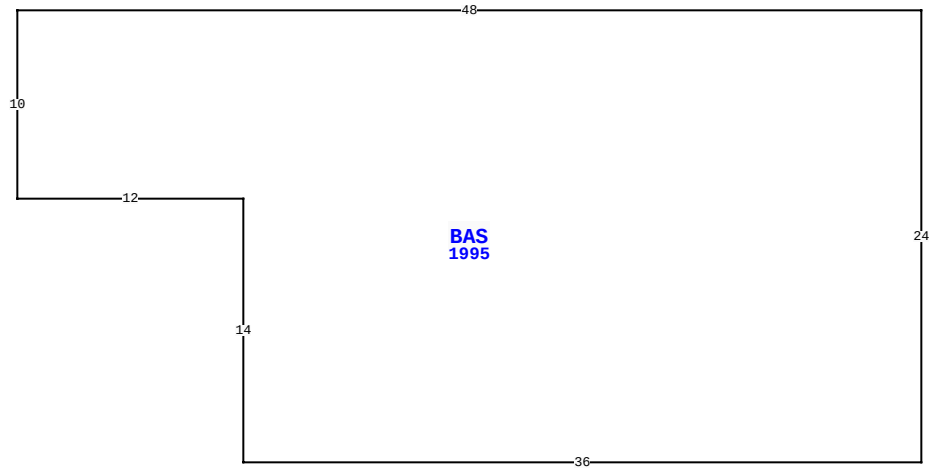
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	20,147
TOTALS	984		984	20,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	984	97.5000	68.25	67,158	1963	1963	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 984 HX Base Yr



27179 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	20,147
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,130
TOTAL MARKET VALUE	52,277
SOH/AGL Deduction	0
ASSESSED VALUE	52,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,277
TOTAL JUST VALUE	52,277
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1880	2/17/2023	QC	U	I	11	100
GRANTOR: HURST ROBERT W & GWEN						
GRANTEE: COREY A CARTER & SA						
1812/0460	8/27/2012	QC	U	I	11	100
GRANTOR: HURST GWENDOLYN SMITH						
GRANTEE: HURST ROBERT WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S10 E12 S14 E36 N24$.

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
1	000102	C	SFR/MH	0		A-1	0.00	0.00	1.19	AC		1.00	1.00	1.00	27,000.00	27,000.00	32,130							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.19 Total Land Value: 32,130 Market: 0 Agricultural: 0 Common: 32,130 PRINTED 08/06/2024 BY SYS