

LOTS 7 THRU 19 & 45 THRU 57
DEER RUN UNR PLAT BEING A R/P
OF LOTS 23 & 24

WILLIAMS TRAVIS BLAKE
27137 N KRISTIE CIRCLE
HILLIARD, FL 32046

2024

17-3N-24-2020-0023-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,426	100	1,426	206,955
FOP	102	30	31	4,499
TOTALS	1,528		1,457	211,454

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0504	FP - ELECTRI	0	100	0	0
2	0300	BOAT DCK W	0	100	0	0
3	0812	CONCRETE C	0	100	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000115	C	SFR ACRES	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,457	117.8712	147.34	214,674	2019	2019	0	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2022 Heated Area: 1426 HX Base Yr 2022													
31 46 31 14 17 17 32 6 6 31													
BAS 2019													
FOP 2019													

27137 KRISTIE CIR, HILLIARD	BLD DATE		LGL DATE	05/26/2021	MF
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		221,779	
TOTAL MARKET OB/XF VALUE		10,839	
TOTAL LAND VALUE - MARKET		80,700	
TOTAL MARKET VALUE		313,318	
SOH/AGL Deduction		133	
ASSESSED VALUE		313,185	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		258,185	
TOTAL JUST VALUE		313,318	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190167	CO ISSUED	0	04/01/2020
20190167	NEW CONSTR	0	05/29/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2518/1576	11/24/2021	WD	Q	I	02	399,900	
GRANTOR: JOHNSON BRITTNAI D							
GRANTEE: WILLIAMS TRAVIS BLA							
2420/0423	12/22/2020	WD	Q	I	01	356,000	
GRANTOR: CONLEY DARRELL & TAMA							
GRANTEE: JOHNSON BRITTNAI D							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W46 S31 E14 FOP=[YR=2019] S6 E17 N6 W17\$ E32 N31\$.													

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