LOTS 20 THRU 22
IN OR 2587/1440& PT OR 2359/62
DEER RUN UNR PLAT

MORROW ANITA LYNNE
27210 KRISTIE ROAD SOUTH
HILLIARD, FL 32046

2024

17-3N-24-2020-0023-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

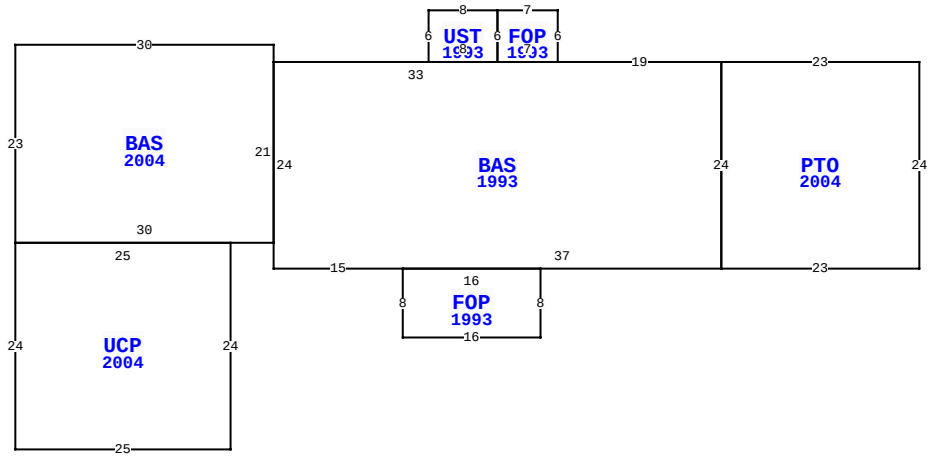
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,248	100	1,248	104,690
BAS	690	100	690	57,882
FOP	42	30	13	1,091
FOP	128	30	38	3,188
PTO	552	5	28	2,349
UCP	600	20	120	10,067
UST	48	45	22	1,845
TOTALS	3,308		2,159	181,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	103.8800	98.69	213,072	1987	1992	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1938 HX Base Yr 2023



27210 S KRISTIE CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	09/09/2020 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,111
TOTAL MARKET OB/XF VALUE		12,320
TOTAL LAND VALUE - MARKET		41,175
TOTAL MARKET VALUE		234,606
SOH/AGL Deduction		50,581
ASSESSED VALUE		184,025
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,025
TOTAL JUST VALUE		234,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1440	8/30/2022	WD	Q	I	01	285,000
GRANTOR: CONLEY DARRELL S & TA						
GRANTEE: MORROW ANITA LYNNE						
2359/0062	5/04/2020	QC	U	V	11	100
GRANTOR: CONLEY DARRELL						
GRANTEE: CONLEY DARRELL & TA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W23 BAS=[YR=1993] W19 FOP=[YR=1993] N6 W7
UST=[YR=1993] W8 S6 E8 N6$ S6 E7$ W33 BAS=[YR=2004] N2 W30
S23 UCP=[YR=2004] S24 E25 N24 W25$ E30 N21$ S24 E15
FOP=[YR=1993] S8 E16 N8 W16$ E37 N24$ S24 E23 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
1	0812	CONCRETE C	0	100	0	0	1,626.00	SF	4.00	4.00	100	1988	1988	3	54.5	3,545	
2	0200	BARN WD 0-	0	100	52	14	728.00	SF	20.00	20.00	100	1989	1989	3	20	2,912	
3	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2012	2012	3	55	1,320	
4	0350	CARPORT WD	0	100	32	14	448.00	SF	13.00	13.00	100	2017	2017	3	78	4,543	

LAND DESCRIPTION

TOTAL OB/XF 12,320

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	0006	R-3	0.00	0.00	1.22	AC		1.00	1.00	1.25	27,000.00	33,750.00	41,175							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.22 Total Land Value: 41,175 Market: 0 Agricultural: 0 Common: 41,175 PRINTED 08/06/2024 BY SYS