PT LOT 23
A/K/A LOTS 41 & 42
DEER RUN SUB UNR

RODGERS SONYA D
27099 KRISTIE CIR
HILLIARD, FL 32046

2024

17-3N-24-2020-0023-0410

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 100
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	03	Quality Level 03

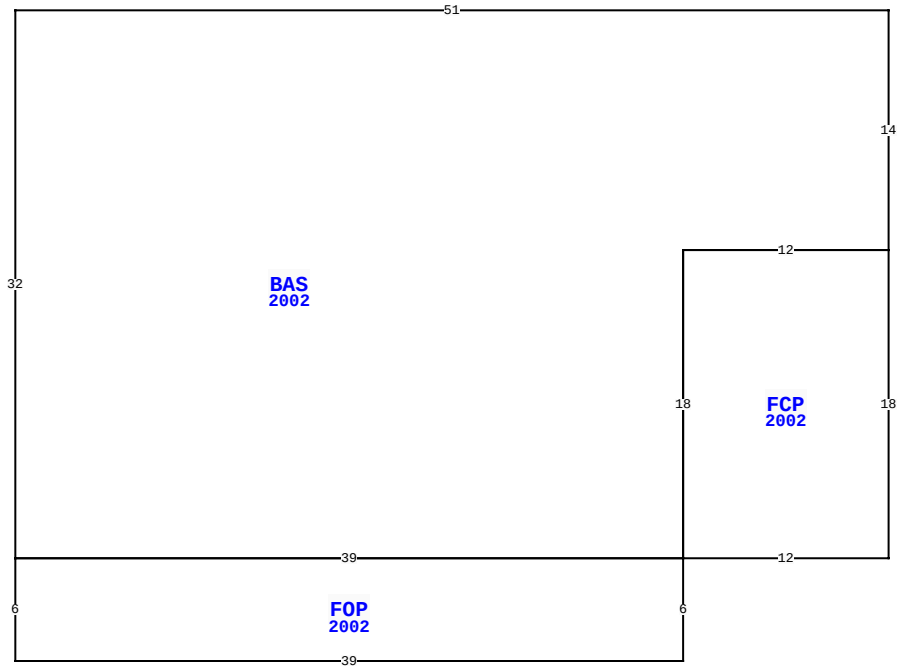
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	132,995
FCP	216	25	54	5,072
FOP	234	30	70	6,575
TOTALS	1,866		1,540	144,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,540	110.1600	104.65	161,161	2002	2002	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1416 HX Base Yr 2020



27099 S KRISTIE CIR, 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		144,642
TOTAL MARKET OB/XF VALUE		2,745
TOTAL LAND VALUE - MARKET		22,208
TOTAL MARKET VALUE		169,595
SOH/AGL Deduction		46,858
ASSESSED VALUE		122,737
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,737
TOTAL JUST VALUE		169,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-0895	NEW CONSTR	59,850	03/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1663	7/15/2008	QC	U	I	01	100
GRANTOR: RODGERS CHARLES C III						
GRANTEE: RODGERS SONYA D						
1250/0448	8/03/2004	WD	U	I	01	100
GRANTOR: HARRIS SONYA D						
GRANTEE: RODGERS CHARLES C I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W51 S32 FOP=[YR=2002] S6 E39 N6 W39$ E39
FCP=[YR=2002] E12 N18 W12 S18$ N18 E12 N14$.

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	0811	CONCRETE B	0	100	53	12	636.00	SF	5.20	5.20	100	2003	2003	3	83	2,745	

LAND DESCRIPTION

TOTAL OB/XF 2,745

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	000100	C	SFR	100	0006	R-3	0.00	0.00	0.47	AC		1.00	1.00	1.75	27,000.00	47,250.00	22,208							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.47 Total Land Value: 22,208 Market: 0 Agricultural: 0 Common: 22,208 PRINTED 08/06/2024 BY SYS