PT OF E1/2 OF NE1/4
PARCELS 1-24 & 1-27
IN OR 2268/1696

GARRATT DAVID
2977 BARBARA LANE
HILLIARD, FL 32046

2024

33-2N-23-0000-0001-0240

BUILDING CHARACTERISTICS

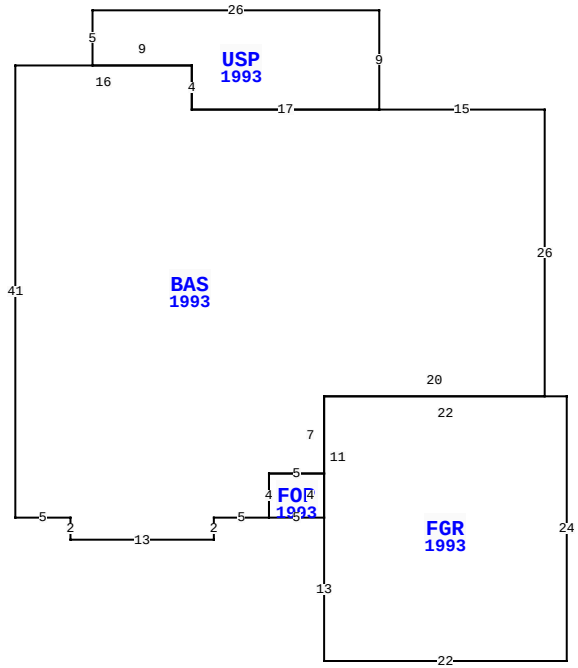
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100	1,626	174,913
FGR	528	55	290	31,196
FOP	20	30	6	646
USP	198	30	59	6,347
TOTALS	2,372		1,981	213,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,981	129.0415	122.59	242,851	1993	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 0% - 0 Heated Area: 1626 HX Base Yr



2977 BARBARA LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	243,589
TOTAL MARKET OB/XF VALUE	4,937
TOTAL LAND VALUE - MARKET	64,800
TOTAL MARKET VALUE	313,326
SOH/AGL Deduction	49,826
ASSESSED VALUE	263,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,500
TOTAL JUST VALUE	313,326
NCON VALUE	30,487
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008507	GARAGE T=1500	99,720	07/03/2023
R1615192	REPAIR/RRF	10,400	08/31/2016
93408	NEW CONSTR	79,284	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/1696	4/12/2019	WD	U	I	30	205,000
GRANTOR: GARRATT LEONARD A						
GRANTEE: GARRATT DAVID						
1744/0858	6/17/2011	WD	U	I	11	80,000
GRANTOR: SECREATRY OF HOUSING						
GRANTEE: GARRATT LEONARD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 USP=[YR=1993] N9 W26 S5 E9 S4 E17$ W17 N4 W16 S41 E5 S2 E13 N2 E5 FOP=[YR=1993] E5 FGR=[YR=1993] S13 E22 N24 W22 S11$ N4 W5 S4$ N4 E5 N7 E20 N26$.

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	0511	GARAGE CB-	0	0	18	18	324.00	SF	20.00	20.00	100	1980	1980	3	32.5	2,106	
2	0811	CONCRETE B	0	0	0	0	825.00	SF	5.20	5.20	100	1993	1993	3	66	2,831	

LAND DESCRIPTION

TOTAL OB/XF 4,937

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	0	0005	OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	64,800							

REVIEW DATE 01/04/2024 BY WW Total Acres: 2.16 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

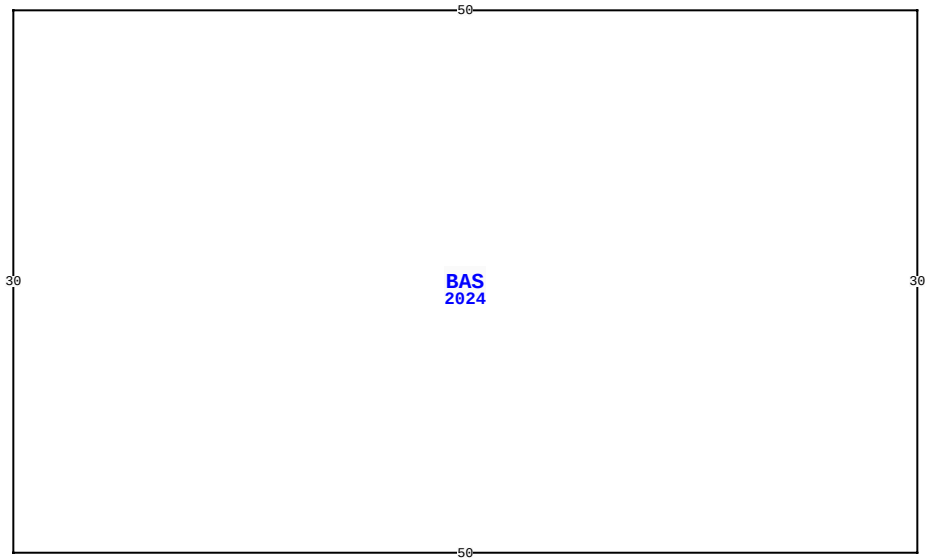
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	30,487
TOTALS	1,500		1,500	30,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	20.53	30,795	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2024 Heated Area: 1500 HX Base Yr



2977 BARBARA LN, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTOR: SECREATRY OF HOUSING						
GRANTEE: GARRATT LEONARD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E50 S30 W50 N30 $
.

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

REVIEW DATE 01/04/2024 BY WW Total Acres: 2.16 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 08/06/2024 BY SYS