



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 60
Interior Wall	05	DRYWALL 40
Interior Floo	09	PINE WOOD 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	168	100	168	13,480
BAS	906	100	906	72,699
BAS	672	100	672	53,922
UOP	550	20	110	8,827
UST	160	45	72	5,777
TOTALS	2,456		1,928	154,705

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0751	UOP	0 100	10	30	300.00	SF	10.00	10.00	100	1993	1993	3	20	600	
3	0510	GARAGE WD-	0 100	28	30	840.00	SF	35.00	35.00	100	1993	1993	3	20	5,880	
4	0751	UOP	0 100	10	30	300.00	SF	10.00	10.00	100	1993	1993	3	20	600	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	99.9600	94.96	183,083	1990	1990	0	0	0	15.50	84.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1746 HX Base Yr 2022												
3117 BARBARA LN, HILLIARD												
BLD DATE: 06/13/2023 MLU												

TOTAL OB/XF												
9,460												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Dist:		154,705	
BUILDING MARKET VALUE		9,460	
TOTAL MARKET OB/XF VALUE		60,000	
TOTAL LAND VALUE - MARKET		224,165	
TOTAL MARKET VALUE		60,945	
SOH/AGL Deduction		163,220	
ASSESSED VALUE		50,000	
TOTAL EXEMPTION VALUE		113,220	
BASE TAXABLE VALUE		224,165	
TOTAL JUST VALUE		0	
NCON VALUE		216,931	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941537	ADDITION	5,105	12/01/1994
3081	H/AC	3,500	07/17/1989
5767	ADDITION	38,840	05/26/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2417/1283	12/04/2020	WD	Q	I	01
GRANTOR: BLOUNT REBECCA L A/K/					
GRANTEE: BURKE CARLTON R					
2417/1282	12/02/2020	QC	U	I	11
GRANTOR: BLOUNT JAMES B JR					
GRANTEE: BLOUNT REBECCA L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W16 S10 BAS=[YR=1995] W16 BAS=[YR=1993] N12 W14 S12 E14\$ W24 S12 BAS=[YR=1993] S16 UOP=[YR=1993] S10 E56 N10 W23 S1 W10 N1 W23\$ E23 S1 E10 N1 E23 N16 W56\$ E56 N12 W16\$ E16 N10\$.									