PT LOTS 37,38,39 & 40 IN
OR 2050/1568
(EX PT IN OR 1870/1329 &

MYERS KENNETH P JR
27300 BRUSSO FRANKLIN RD
HILLIARD, FL 32046

2025

13-3N-23-2020-0037-0000

BUILDING CHARACTERISTICS

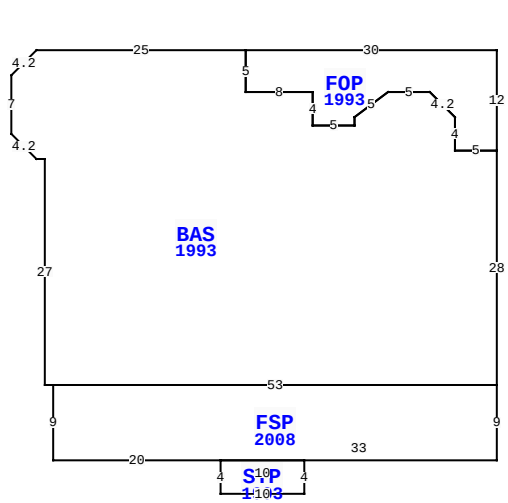
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

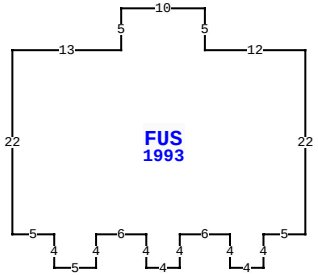
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1993	1,988	223,869
FOP	216	30	1993	65	7,320
FSP	477	40	2008	191	21,509
FUS	872	100	1993	872	98,196
STP	40	10	1993	4	450
TOTALS	3,593			3,120	351,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,120	102.2994	135.04	421,325	1993	1993	0	0	0	16.61	83.39

1 SNGL FAM – 100% - 2017 Heated Area: 2860 HX Base Yr 2017





27300 BRUSSO FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		589,128
TOTAL MARKET OB/XF VALUE		44,996
TOTAL LAND VALUE - MARKET		135,525
TOTAL MARKET VALUE		769,649
SOH/AGL Deduction		258,819
ASSESSED VALUE		510,830
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		455,108
TOTAL JUST VALUE		769,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		740,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326828	FOUNDATION	0	01/01/2013
B0821954	CO ISSUED	0	06/15/2011
M15308	H/AC	0	05/01/2010
E21650	ELEC OTHER	4,500	03/01/2009
E21494	ELEC OTHER	0	12/01/2008
C5145	CO ISSUED	0	11/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/1568	5/27/2016	WD	Q	I	01	339,000
GRANTOR: ALTER STEVEN A & REBE						
GRANTEE: MYERS KENNETH P JR						
1942/1029	10/16/2014	WD	P	I	98	33,100
GRANTOR: ALTER STEVEN A & REBE						
GRANTEE: EMERY SANDRA HINSON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W30 BAS=[YR=1993] W25 D3 L3 S7 R3 D3 E1 S27 E1 FSP=[YR=2008] S9 E20 STP=[YR=1993] S4 E10 N4 W10$ E33 N9 W53$ E53 N28 W5 N4 U3 L3 W5 D3 L4 S1 W5 N4 W8 N5$ S5 E8 S4 E5 N1 U3 R4 E5 D3 R3 S4 E5 N12$ PTR=E15 FUS=[YR=1993] E13 N5E10 S5E12 S22 W5 S4 W4 N4 W6 S4 W4 N4 W6 S4 W5 N4 W5 N22$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	9,276.00	SF	4.00	4.00	100	1993	1993	3	64	23,747	
3	0811	CONCRETE B	0	100	0	0	897.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,309	
4	0811	CONCRETE B	0	100	0	0	978.00	SF	5.20	5.20	100	1994	1994	3	66	3,356	
5	0510	GARAGE WD-	0	100	38	28	1,064.00	SF	35.00	35.00	100	1995	1995	3	20	7,448	
6	0200	BARN WD 0-	0	100	40	16	640.00	SF	20.00	20.00	100	2000	2000	3	27	3,456	
7	0680	POLE SHED	0	100	40	10	400.00	SF	10.00	10.00	100	2000	2000	3	27	1,080	
8	0680	POLE SHED	0	100	40	10	400.00	SF	10.00	10.00	100	2000	2000	3	27	1,080	

LAND DESCRIPTION

TOTAL OB/XF 44,996

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	RES	100	0006	OR	0.00	0.00	6.95	AC		1.00	1.00	1.00	19,500.00	19,500.00	135,525							

REVIEW DATE 04/20/2020 BY TWA Total Acres: 6.95 Total Land Value: 135,525 Market: 0 Agricultural: 0 Common: 135,525 PRINTED 07/30/2025 BY SYS

PT LOTS 37,38,39 & 40 IN
OR 2050/1568
(EX PT IN OR 1870/1329 &

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NASSAU COUNTY PROPERTY

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

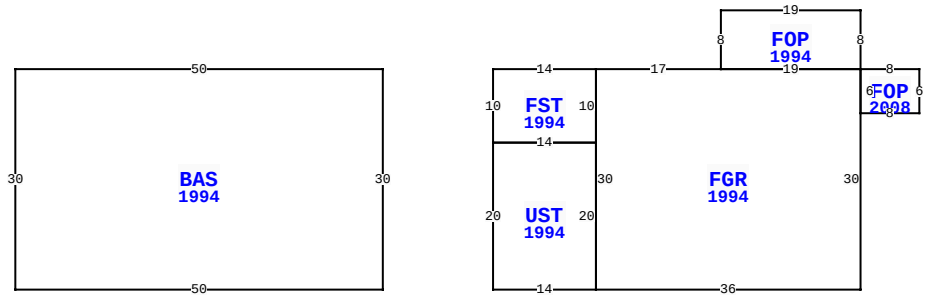
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1994	1,500	151,327
FGR	1,080	55	1994	594	59,926
FOP	152	30	1994	46	4,641
FOP	48	30	2008	14	1,413
FST	140	55	1994	77	7,768
UST	280	45	1994	126	12,712
TOTALS	3,200			2,357	237,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,357	118.3350	118.34	278,927	1994	1994	0	0	0	14.75	85.25

2 SINGLE FAM – 0% - 2017 Heated Area: 1500 HX Base Yr 2017



27300 BRUSSO FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
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TOTAL JUST VALUE		769,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		740,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13565	NEW CONSTR	0	11/01/2008
E21429	NEW CONSTR	0	11/01/2008
MH5145	MH MOVE-ON	0	11/01/2008
M14259	H/AC	0	11/01/2008
R11572	REPAIR/RRF	4,500	10/01/2008
B21954	NEW CONSTR	200,046	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/1568	5/27/2016	WD	Q	I	01	339,000
GRANTOR: ALTER STEVEN A & REBE						
GRANTEE: MYERS KENNETH P JR						
1942/1029	10/16/2014	WD	P	I	98	33,100
GRANTOR: ALTER STEVEN A & REBE						
GRANTEE: EMERY SANDRA HINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W50 S30 E50 N30$PTR= E15 FST=[YR=1994] E14 FGR=[YR=1994] E17 FOP=[YR=1994] N8 E19 S8 FOP=[YR=2008] E8 S6 W8 N6 $ W19 $ E19 S30 W36 UST=[YR=1994] W14 N20 E14 S20 $ N30 $ S10 W14 N10 $ W15 $.

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

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