PT OF LOTS 37,38 & 39 IN
OR 1879/686
CORNWALL SURVEY SEC 13-3N-23E

BRUTON JEROME & KANDI L
27418 BRUSSO-FRANKLIN ROAD
HILLIARD, FL 32046

2025

13-3N-23-2020-0037-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

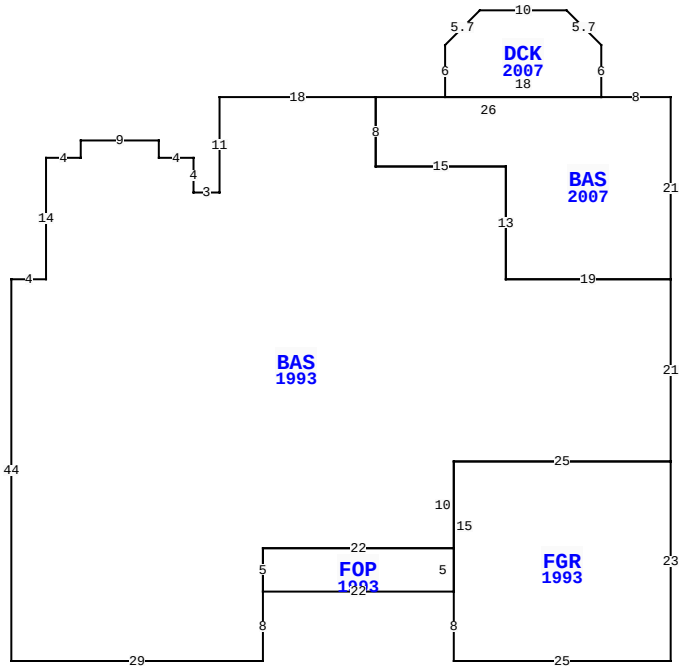
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,342	100	1993	3,342	333,543
BAS	519	100	2007	519	51,798
DCK	164	10	2007	16	1,597
FGR	575	55	1993	316	31,538
FOP	110	30	1993	33	3,293
TOTALS	4,710			4,226	421,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,226	111.1880	146.77	620,250	1980	1980	0	0	0	32.00	68.00

1 SNGL FAM – 100% - 2014 Heated Area: 3861 HX Base Yr 2014



27418 BRUSSO-FRANKLIN RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		542,366
TOTAL MARKET OB/XF VALUE		49,762
TOTAL LAND VALUE - MARKET		105,300
TOTAL MARKET VALUE		697,428
SOH/AGL Deduction		280,589
ASSESSED VALUE		416,839
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		366,117
TOTAL JUST VALUE		697,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		711,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1879/0686	9/13/2013	WD	Q	I	01	365,000
GRANTOR: GARRIS DOUGLAS C & MA						
GRANTEE: BRUTON JEROME & KAN						
0695/0036	12/22/1993	WD	Q	I		190,000
GRANTOR: FRANKLIN BOBBY & L						
GRANTEE: GARRIS DOUGLAS & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W8 DCK=[YR=2007] N6 U4 L4 W10 L4 D4 S6 E18$ W26 BAS=[YR=1993] W18 S11 W3N4 W4 N2 W9 S2 W4 S14 W4 S44 E29 N8 FOP=[YR=1993] E22 FGR=[YR=1993] S8 E25 N23 W25 S15$ N5 W22 S5$ N5E22 N10 E25N21 W19 N13 W15 N8$S8 E15 S13E19 N21$.

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	4,514.00	SF	4.00	4.00	100	1980	1980	3	30	5,417	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	3,080	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	15.00	15.00	100	1980	1980	3	20	192	
4	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	100	1991	1991	3	20	9,792	
5	0510	GARAGE WD-	0	100	48	24	1,152.00	SF	35.00	35.00	100	1990	1990	3	20	8,064	
6	0681	POLE SHED	0	0	24	43	1,032.00	SF	15.00	15.00	100	1980	1980	3	20	3,096	
7	0855	CONC PAVER	0	100	0	0	858.00	SF	10.00	10.00	100	2007	2007	3	87	7,465	
8	0803	ASPHALT C	0	100	0	0	1,380.00	SF	2.00	2.00	100	2012	2012	3	68	1,877	
9	0525	GAZEBO	0	100	0	0	2.00	UT	5,000.00	5,000.00	100	2007	2007	3	44	4,400	
10	0812	CONCRETE C	0	100	0	0	1,833.00	SF	4.00	4.00	100	2007	2007	3	87	6,379	

TOTAL OB/XF 49,762

LAND DESCRIPTION

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	3.72	AC		1.00	1.00	1.00	19,500.00	19,500.00	72,540							
2	000100	C	RES	100	0006	OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	19,500.00	19,500.00	32,760							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.40 Total Land Value: 105,300 Market: 0 Agricultural: 0 Common: 105,300 PRINTED 07/30/2025 BY SYS

PT OF LOTS 37,38 & 39 IN
OR 1879/686
CORNWALL SURVEY SEC 13-3N-23E

BRUTON JEROME & KANDI L
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HILLIARD, FL 32046

2025

13-3N-23-2020-0037-0030

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

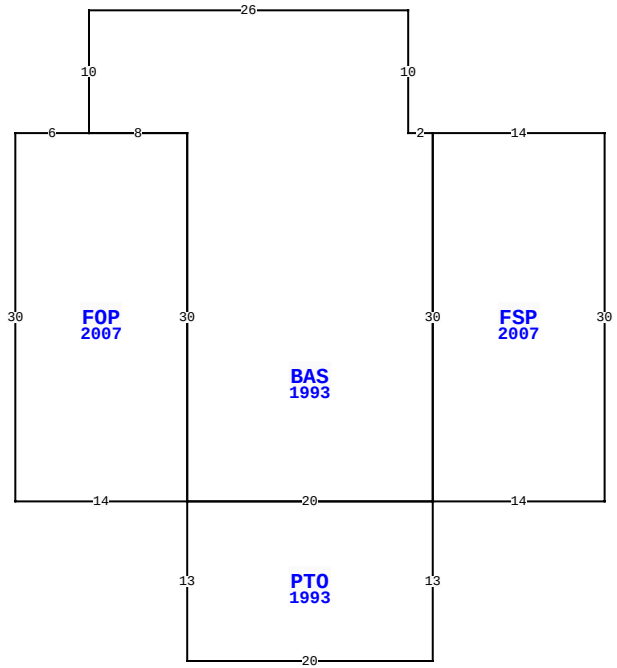
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	860	100	1993	860	88,871
FOP	420	30	2007	126	13,020
FSP	420	40	2007	168	17,361
PTO	260	5	1993	13	1,344
TOTALS	1,960			1,167	120,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,167	124.1260	124.13	144,860	1980	1986	0	0	0	16.75	83.25

2 SINGLE FAM – 0% - 2014 Heated Area: 860 HX Base Yr 2014



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GRANTOR: FRANKLIN BOBBY & L						
GRANTEE: GARRIS DOUGLAS & M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W14 BAS=[YR=1993] W2 N10 W26 S10 FOP=[YR=2007] W6 S30 E14 PTO=[YR=1993] S13 E20 N13 W20 $ N30 W8$ E8 S30 E20 N30$ S30 E14 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.40 Total Land Value: 105,300 Market: 0 Agricultural: 0 Common: 105,300 PRINTED 07/30/2025 BY SYS