PT LOT 37 IN OR 1959/1474
2008 CHNC DW/MH
CORNWALL SURVEY SEC 13-3N-23

GARRIS DOUGLAS C & MARTHA S
27350 BRUSSO FRANKLIN ROAD
HILLIARD, FL 32046

2025

13-3N-23-2020-0037-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

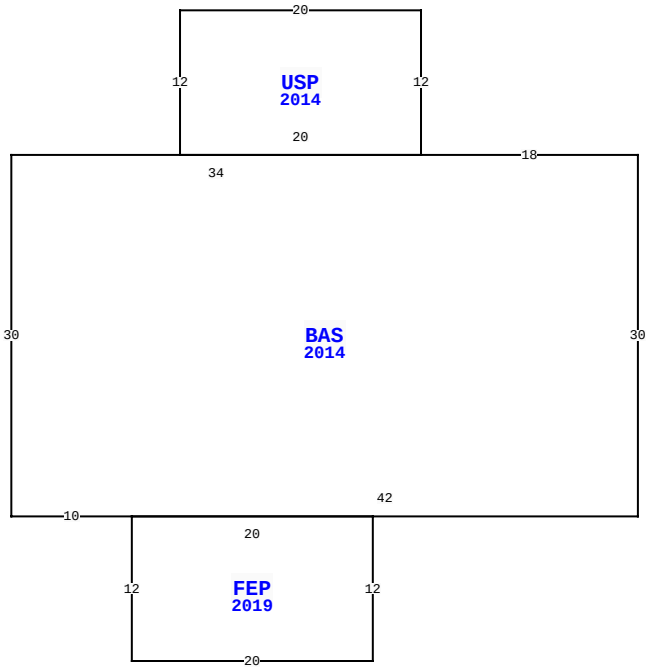
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2014	1,560	120,800
FEP	240	85	2019	204	15,797
USP	240	50	2014	120	9,292
TOTALS	2,040			1,884	145,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,884	151.8400	129.06	243,149	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2015 Heated Area: 1764 HX Base Yr 2015



27350 BRUSSO FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
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		181,202
TOTAL MARKET OB/XF VALUE		13,882
TOTAL LAND VALUE - MARKET		64,350
TOTAL MARKET VALUE		259,434
SOH/AGL Deduction		109,796
ASSESSED VALUE		149,638
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		93,916
TOTAL JUST VALUE		259,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1959/1474	1/02/2015	WD	U	I	11	100
GRANTOR: ALTER STEVEN A & REBE						
GRANTEE: GARRIS DOUGLAS C &						
1946/0121	11/05/2014	WD	Q	I	01	82,000
GRANTOR: ALTER STEVEN ALLEN &						
GRANTEE: GARRIS DOUGLAS C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 USP=[YR=2014] N12 W20 S12 E20$ W34 S30 E10
FEP=[YR=2019] S12 E20 N12 W20$ E42 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
1	0812	CONCRETE C	0	100	0	0	3,615.00	SF	4.00	4.00	100	2017	2017	3	96	13,882	

LAND DESCRIPTION

TOTAL OB/XF 13,882

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	1.43	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,350							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 1.43 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 07/30/2025 BY SYS

PT LOT 37 IN OR 1959/1474
2008 CHNC DW/MH
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Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

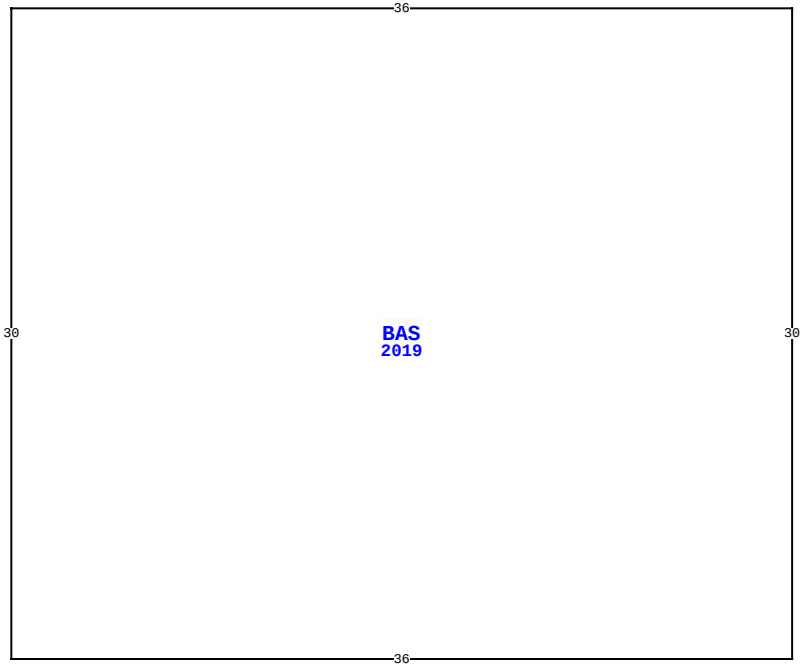
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2019	1,080	35,313
TOTALS	1,080			1,080	35,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	1,080	60.9500	22.55	24,354	2017	2017	0	0	145	7.00	145.00

2 GARAGE RES – 100% - 2015 Heated Area: 1080 HX Base Yr 2015



27350 BRUSSO FRANKLIN RD, HILLIARD

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NASSAU COUNTY PROPERTY

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1946/0121	11/05/2014	WD	Q	I	01	82,000
GRANTOR: ALTER STEVEN ALLEN &						
GRANTEE: GARRIS DOUGLAS C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W36 S30 E36 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 11/04/2019 BY TWA Total Acres: 1.43 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 07/30/2025 BY SYS