

PT OF NW1/4 OF SE1/4
IN OR 2530/1500 BEING
PARCELS "A" & "B"

BRANTLEY BRIAN KEITH & RACHEL
37059 BROKEN BRIDGE RD
HILLIARD, FL 32046

2025

16-3N-24-0000-0025-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	30	VINYL 100		0820	02	1,944	135.5200	108.42	210,768	1992	2005	0	0	0	46.00	54.00	VALUATION BY		STANDARD										
Roof Structure	03	GABLE/HIP 100		1 M/H 93- - 100% - 2023										Heated Area: 1782					HX Base Yr 2023					Tax Group: 3		Tax Dist:			
Roof Cover	12	MODULAR MT 100		27 12 27 32 34 27 66 27 USP 2021 BAS 1993														BUILDING MARKET VALUE		147,616									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		20,240									
Interior Floor	14	CARPET 60																TOTAL LAND VALUE - MARKET		149,760									
Interior Floor	13	LVT/LAMNT 40																TOTAL MARKET VALUE		317,616									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction		6,188									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE		311,428									
Bedrooms		3 100																TOTAL EXEMPTION VALUE		HX HB 50,722									
Bathrooms		2 100																BASE TAXABLE VALUE		260,706									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE		317,616									
Stories	1.	1. 100																NCON VALUE		0									
Units	0	0 100																INCOME VALUE											
BUD8 Adjustme	03	DIST HI 100																PREVIOUS YEAR MKT VALUE		302,651									
Quality		04	Quality Level 04																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA		06																								
NEIGHBORHOOD/LOC		6001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,782	100	1993	1,782	104,330																								
USP	324	50	2021	162	9,485																								
TOTALS		2,106			1,944	113,815	37059 BROKEN BRIDGE RD, HILLIARD										BLD DATE		LGL DATE		05/12/2025		MLU						
EXTRA FEATURES												XF DATE		LAND DATE		AG DATE													
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	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	100	1980	1980	3	30	886													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450													
3	0752	USP	0	100	22	12	264.00	SF	15.00	15.00	100	2002	2002	3	29	1,148													
4	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	2005	2005	3	22	1,716													
5	0530	STBL WD	0	100	50	12	600.00	SF	30.00	30.00	100	2016	2016	3	78	14,040													
LAND DESCRIPTION												TOTAL OB/XF										20,240							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	7.68	AC		1.00	1.00	1.00	19,500.00	19,500.00	149,760												

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