

ALLEN BRANDEN P & SAMANTHA
27101 COUNTRY DR
HILLIARD, FL 32046

17-3N-24-022D-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	20	FACE BRICK 100								0100	01	2,200	126.2240	126.22	277,684	2005	2005		0	0	14.25	85.75	VALUATION BY STANDARD							
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM - 100% - 2014										Heated Area: 1897 HX Base Yr 2014										
Roof Cover	03	COMP SHNGL 100								PTO 2005 BAS 2005 FOP 2005 FGR 2005																				
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 60																												
Interior Floor	12	HARDWOOD 40																												
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																												
Occupancy	00	NONE 100																												
Quality		06	Quality Level 06																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA								06																			
NEIGHBORHOOD/LOC		6003.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,897	100	2005	1,897	205,319																									
FGR	528	55	2005	290	31,388																									
FOP	29	30	2005	9	974																									
PTO	80	5	2005	4	433																									
TOTALS		2,534			2,200	238,114																								
EXTRA FEATURES										27101 COUNTRY DR, HILLIARD																				
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	0812	CONCRETE C	0 100	0	0	1,389.00	SF	4.00	4.00	100	2005	2005	3	84	4,667															
2	1127	BRICK 8"	0 100	0	0	52.00	SF	5.50	5.50	100	2005	2005	3	96	275															
TOTAL OB/XF 4,942																														
LAND DESCRIPTION																														
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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000													
REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS																														