LOT 22
IN OR 2360/333
(EX OR 683/671 & OR 2436/928

STROUD NICHOLAS TYLER
27147 GARTH LN
HILLIARD, FL 32046

2025

17-3N-24-2020-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

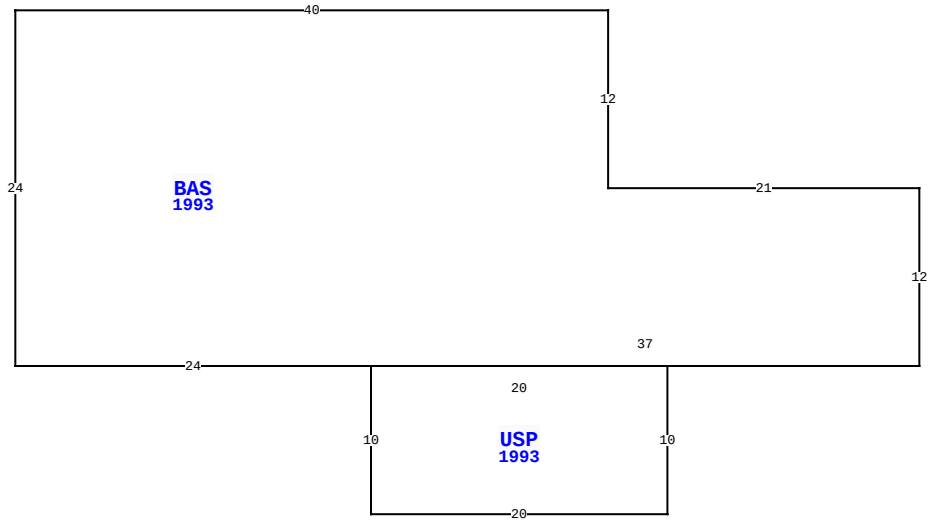
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
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	1,212	100	1993	1,212	27,284
USP	200	50	1993	100	2,251
TOTALS	1,412			1,312	29,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,312	93.8000	75.04	98,452	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1212 HX Base Yr



27147 GARTH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,536
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,200
TOTAL MARKET VALUE	81,736
SOH/AGL Deduction	19,360
ASSESSED VALUE	62,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,376
TOTAL JUST VALUE	81,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH07112025	NEW DWMH		07/11/2025
9610098	REPAIR/RRF	7,000	10/24/1996
9306102	NEW CONSTR	37,270	07/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1460	1/27/2025	QC	U	I	11	100
GRANTOR: SMITH ROBERT K						
GRANTEE: STROUD NICHOLAS TYL						
2360/0333	4/27/2020	FJ	U	I	11	0
GRANTOR: SMITH WONELL H ESTATE						
GRANTEE: SMITH ROBERT K ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N12 W40 S24 E24 USP=[YR=1993] S10 E20 N10 W20$ E37 N12$.

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
1	000100	C	RES	0		A-1	0.00	0.00	1.16	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,200							

REVIEW DATE 07/11/2025 BY WW Total Acres: 1.16 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 07/30/2025 BY SYS