PT OF LOT 22
IN OR 1166/598
CORNWALL SURVEY

HURST ROBERT RAY
27199 GARTH LANE
HILLIARD, FL 32046

2025

17-3N-24-2020-0022-0020

BUILDING CHARACTERISTICS

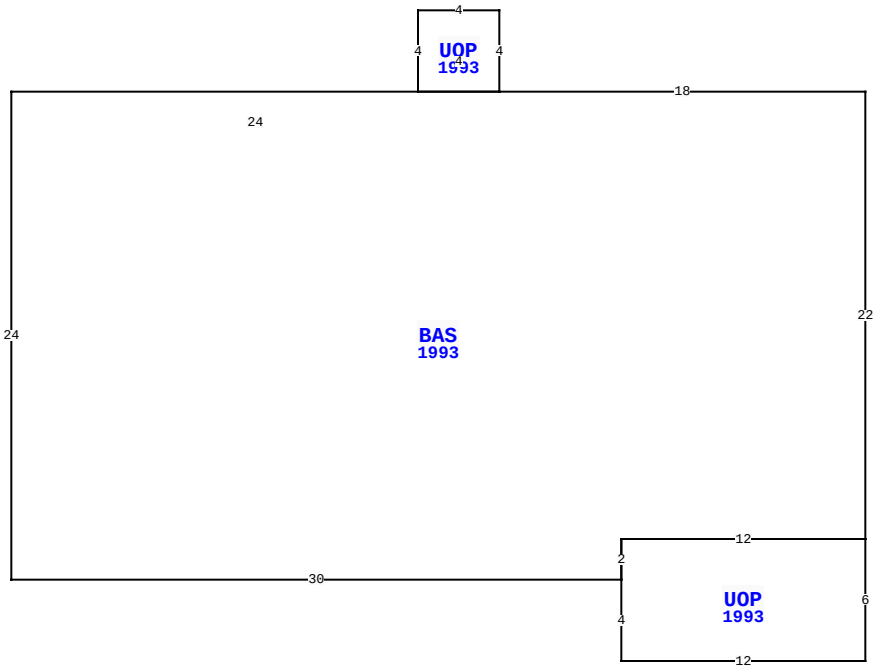
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	984	100	1993	984	101,171
UOP	16	20	1993	3	309
UOP	72	20	1993	14	1,439
TOTALS	1,072			1,001	102,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,001	120.9600	120.96	121,081	1993	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2004 Heated Area: 984 HX Base Yr 2004



27199 GARTH LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,919
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		156,019
SOH/AGL Deduction		86,146
ASSESSED VALUE		69,873
TOTAL EXEMPTION VALUE	HX HB	44,873
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		156,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9304034	NEW CONSTR	48,000	04/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1166/0598	8/28/2003	WD	Q	I	01	37,000
GRANTOR: HURST GWENDOLYN S						
GRANTEE: HURST ROBERT RAY						
0857/0988	12/02/1998	WD	Q	I		45,000
GRANTOR: MID-STATE TRUST IV						
GRANTEE: HURST GWENDOLYN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N4 W4 S4 E4$ W24 S24 E30
UOP=[YR=1993] S4 E12 N6 W12 S2$ N2 E12 N22$.

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	100	0007	A-1	0.00	0.00	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,100							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS