PT OF THE N1/2 OF THE S1/2 OF
NE1/4 OF SW1/4 OF
SEC 17-3N-24E IN OR 2207/1761

SEYLER MARCUS G
2783 GARTH LANE
HILLIARD, FL 32046

2025

17-3N-24-2020-0022-0040

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 30
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

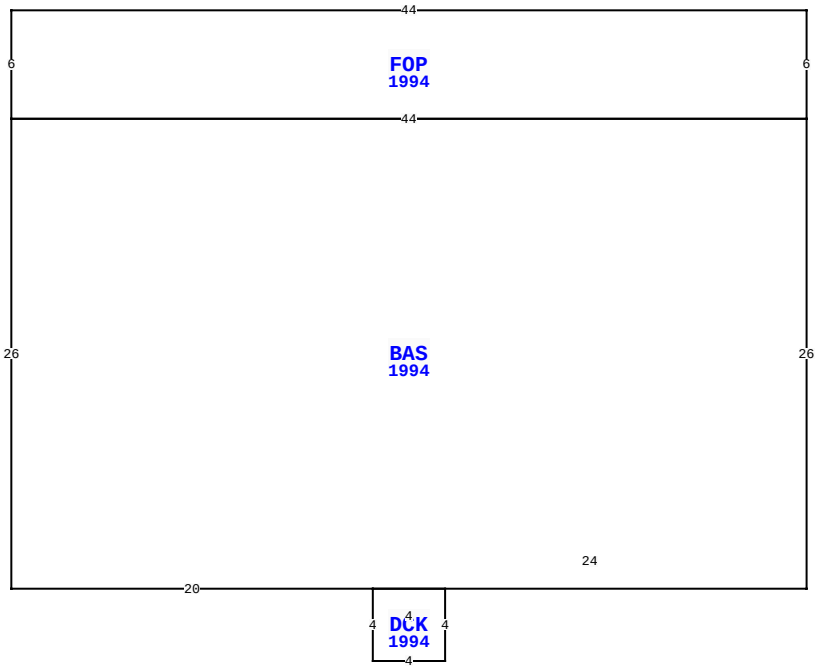
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1994	1,144	153,019
DCK	16	10	1994	2	267
FOP	264	30	1994	79	10,567
TOTALS	1,424			1,225	163,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,225	140.0631	140.06	171,574	1994	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1144 HX Base Yr 2019



2783 GARTH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,539
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,100
TOTAL MARKET VALUE		274,639
SOH/AGL Deduction		92,033
ASSESSED VALUE		182,606
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,884
TOTAL JUST VALUE		274,639
NCON VALUE		15,686
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170172	REPAIR/RRF	0	09/26/2017
B0809124	REPAIR/RRF	0	01/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/0928	2/19/2021	WD	U	V	37	25,000
GRANTOR: SMITH ROBERT KAY						
GRANTEE: SEYLER MARCUS G						
2207/1761	6/29/2018	SW	Q	I	01	135,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: SEYLER MARCUS G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1994] W44 S6 BAS=[YR=1994] S26 E20 DCK=[YR=1994] S4 E4 N4 W4 $ E24 N26 W44 $ E44 N6 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	3.17	AC		1.00	1.00	1.00	30,000.00	30,000.00	95,100							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 3.17 Total Land Value: 95,100 Market: 0 Agricultural: 0 Common: 95,100 PRINTED 07/30/2025 BY SYS

PT OF THE N1/2 OF THE S1/2 OF
NE1/4 OF SW1/4 OF
SEC 17-3N-24E IN OR 2207/1761

SEYLER MARCUS G
2783 GARTH LANE
HILLIARD, FL 32046

2025

17-3N-24-2020-0022-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

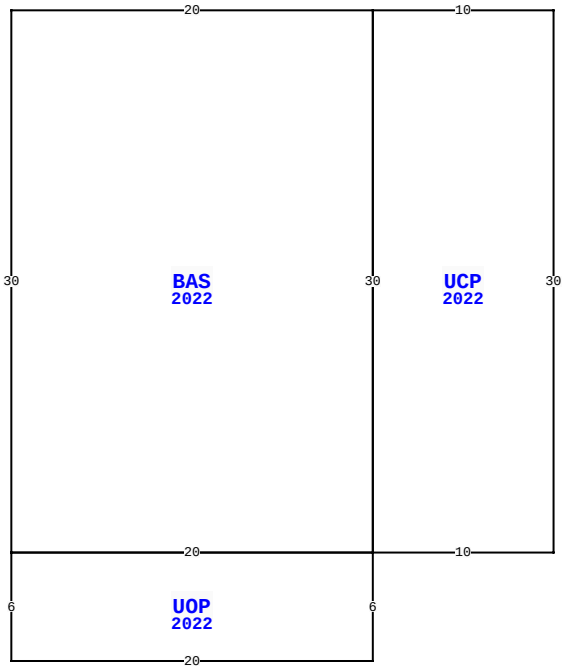
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	13,759
UCP	300	20	2022	60	1,376
UOP	120	20	2022	24	551
TOTALS	1,020			684	15,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	684	63.2500	23.40	16,006	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2025 Heated Area: 600 HX Base Yr 2019



2783 GARTH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
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NASSAU COUNTY PROPERTY

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GRANTOR: SMITH ROBERT KAY						
GRANTEE: SEYLER MARCUS G						
2207/1761	6/29/2018	SW	Q	I	01	135,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: SEYLER MARCUS G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=60,10] E20 S30 W20 N30 $
UOP=[YR=2022;ORIG=60,40] E20 S6 W20 N6 $
UCP=[YR=2022;ORIG=80,10] E10 S30 W10 N30 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/01/2025 BY WWA Total Acres: 3.17 Total Land Value: 95,100 Market: 0 Agricultural: 0 Common: 95,100 PRINTED 07/30/2025 BY SYS