LOTS 20 THRU 22
IN OR 2587/1440& PT OR 2359/62
DEER RUN UNR PLAT

MORROW ANITA LYNNE
27210 KRISTIE ROAD SOUTH
HILLIARD, FL 32046

2025

17-3N-24-2020-0023-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

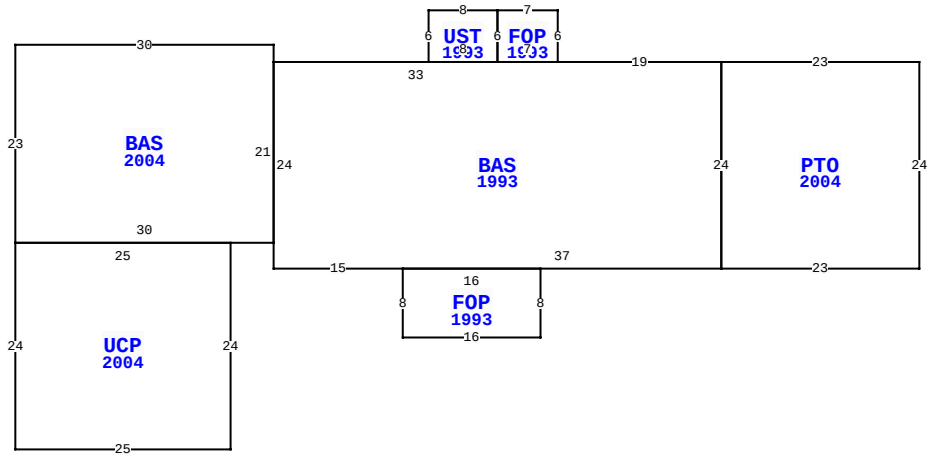
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	114,733
BAS	690	100	2004	690	63,434
FOP	42	30	1993	13	1,195
FOP	128	30	1993	38	3,494
PTO	552	5	2004	28	2,574
UCP	600	20	2004	120	11,032
UST	48	45	1993	22	2,022
TOTALS	3,308			2,159	198,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	110.1030	110.10	237,706	1987	1987	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1938 HX Base Yr 2023



27210 S KRISTIE CIR, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,485
TOTAL MARKET OB/XF VALUE		11,804
TOTAL LAND VALUE - MARKET		54,900
TOTAL MARKET VALUE		265,189
SOH/AGL Deduction		75,827
ASSESSED VALUE		189,362
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,640
TOTAL JUST VALUE		265,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1440	8/30/2022	WD	Q	I	01	285,000
GRANTOR: CONLEY DARRELL S & TA						
GRANTEE: MORROW ANITA LYNNE						
2359/0062	5/04/2020	QC	U	V	11	100
GRANTOR: CONLEY DARRELL						
GRANTEE: CONLEY DARRELL & TA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W23 BAS=[YR=1993] W19 FOP=[YR=1993] N6 W7
UST=[YR=1993] W8 S6 E8 N6$ S6 E7$ W33 BAS=[YR=2004] N2 W30
S23 UCP=[YR=2004] S24 E25 N24 W25$ E30 N21$ S24 E15
FOP=[YR=1993] S8 E16 N8 W16$ E37 N24$ S24 E23 N24$.

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
1	0812	CONCRETE C	0	100	0	0	1,626.00	SF	4.00	4.00	100	1988	1988	3	52	3,382	
2	0200	BARN WD 0-	0	100	52	14	728.00	SF	20.00	20.00	100	1989	1989	3	20	2,912	
3	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2012	2012	3	50	1,200	
4	0350	CARPORT WD	0	100	32	14	448.00	SF	13.00	13.00	100	2017	2017	3	74	4,310	

LAND DESCRIPTION

TOTAL OB/XF 11,804

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	0006	R-3	0.00	0.00	1.22	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,900							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 1.22 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 07/30/2025 BY SYS