PT OF N1/2 OF NE1/4 OF SE1/4
IN OR 742 PG 934
A/K/A LOTS 24 & 25 OF

WOOD JEFFREY A & CARRIE C
27176 KRISTIE CIRCLE SOUTH
HILLIARD, FL 32046

2025

17-3N-24-2020-0023-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	02	ROLL COMP 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

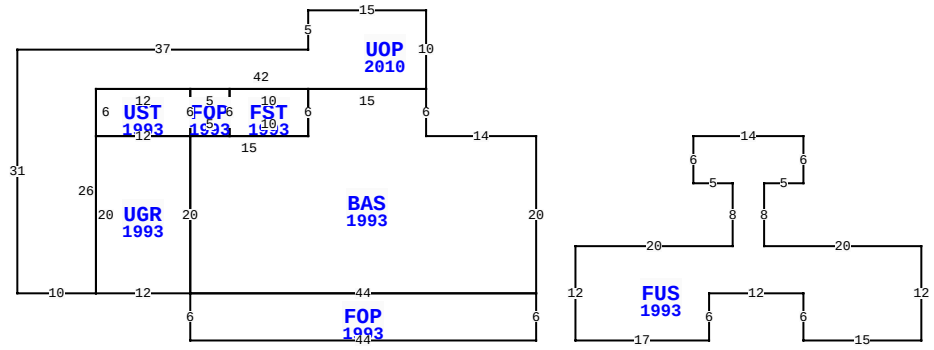
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	1993	970	103,166
FOP	30	30	1993	9	957
FOP	264	30	1993	79	8,402
FST	60	55	1993	33	3,510
FUS	572	100	1993	572	60,836
UGR	240	45	1993	108	11,486
UOP	595	20	2010	119	12,657
UST	72	45	1993	32	3,403
TOTALS	2,803			1,922	204,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,922	128.1399	128.14	246,285	1990	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1542 HX Base Yr 1996



27176 S KRISTIE CIR, 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		204,417
TOTAL MARKET OB/XF VALUE		2,002
TOTAL LAND VALUE - MARKET		26,910
TOTAL MARKET VALUE		233,329
SOH/AGL Deduction		113,197
ASSESSED VALUE		120,132
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,410
TOTAL JUST VALUE		233,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150084	REMODEL	0	08/13/2015
20100074	REPAIR/RRF	9,640	06/28/2010
20100029	ADDITION	6,000	03/18/2010
04-053	SWIM POOL	6,495	04/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0742/0934	10/26/1995	WD	Q	I		95,000
GRANTOR: BENNETT ROBERT & BARB						
GRANTEE: WOOD JEFFREY & CARR						
0682/0487	6/04/1993	WD	U	I	07	100
GRANTOR: J ANTHONY NICKS CO						
GRANTEE: BENNETT ROBT & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N6 UOP=[YR=2010] N10 W15 S5 W37 S31 E10
UGR=[YR=1993] E12 FOP=[YR=1993] S6 E44 N6 W44$ N20
FOP=[YR=1993] E5 FST=[YR=1993] E10 N6 W10 S6$ N6 W5
UST=[YR=1993] W12 S6 E12 N6$ S6$ W12 S20$ N26 E42$ W15 S6 W15
S20 E44 N20$ PTR= E20 FUS=[YR=1993] E14 S6 W5 S8 E20 S12 W15
N6 W12 S6 W17 N12 E20 N8 W5 N6$ W20$.

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	0811	CONCRETE B	0	100	0	0	621.00	SF	5.20	5.20	100	1992	1992	3	62	2,002	

LAND DESCRIPTION

TOTAL OB/XF 2,002

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	0.46	AC		1.00	1.00	1.30	45,000.00	58,500.00	26,910							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 0.46 Total Land Value: 26,910 Market: 0 Agricultural: 0 Common: 26,910 PRINTED 07/30/2025 BY SYS