LOT 27
DEER RUN R/P OR 563/322

HURST GWENDOLYN
27130 KRISTIE CIRCLE SOUTH
HILLIARD, FL 32046

2025

17-3N-24-2020-0023-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

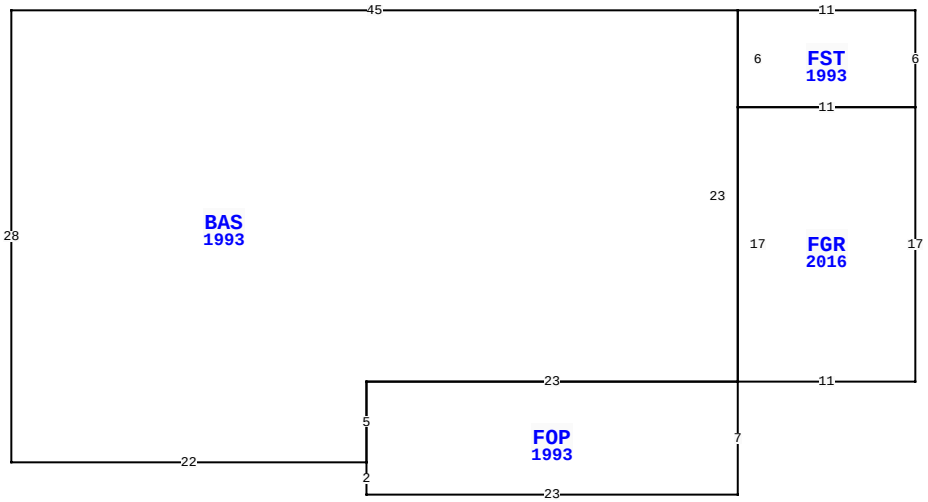
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,145	100	1993	1,145	122,850
FGR	187	55	2016	103	11,051
FOP	161	30	1993	48	5,150
FST	66	55	1993	36	3,863
TOTALS	1,559			1,332	142,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	132.4596	132.46	176,437	1986	1986	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1145 HX Base Yr 1999



27130 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		142,914
TOTAL MARKET OB/XF VALUE		5,990
TOTAL LAND VALUE - MARKET		18,630
TOTAL MARKET VALUE		167,534
SOH/AGL Deduction		79,192
ASSESSED VALUE		88,342
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		32,620
TOTAL JUST VALUE		167,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0834/1834	5/21/1998	WD	U	I	09	56,000
GRANTOR: CRAY DALE L						
GRANTEE: HURST ROBERT W & GW						
0754/0145	3/15/1996	WD	Q	I	01	23,000
GRANTOR: CRAY CAROLYN						
GRANTEE: CRAY DALE L						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W45 S28 E22 FOP=[YR=1993] S2E23 N7 FGR=[YR=2016] E11 N17 W11 S17$ W23 S5$ N5 E23 N23$ S6 E11 N6$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0811	CONCRETE B	0	100	0	0	1,336.00	SF	5.20	5.20	100	1990	1990	3	57	3,960	

LAND DESCRIPTION

TOTAL OB/XF 5,990

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	75.00	135.00	0.23	AC		1.00	1.00	1.80	45,000.00	81,000.00	18,630							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 0.23 Total Land Value: 18,630 Market: 0 Agricultural: 0 Common: 18,630 PRINTED 07/30/2025 BY SYS