PT OF LOTS 23 & 24
A/K/A E1/2 OF LOT 30 &
ALL OF LOTS 31 & 32

MCCULLOUGH DUSTIN & KATIE/MCCULLOUGH TIMOTHY & AMA
27070 KRISTIE CIRCLE SOUTH
HILLIARD, FL 32046

2025

17-3N-24-2020-0023-0301

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

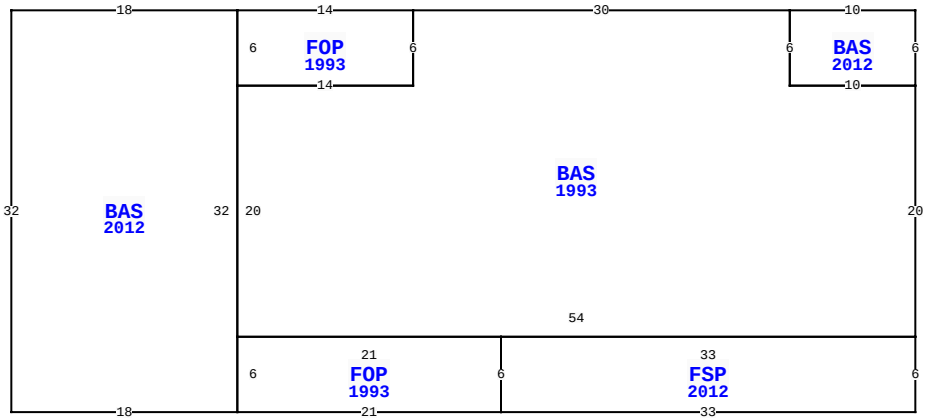
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	12	CEDAR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,260	100	1993	1,260	113,265
BAS	60	100	2012	60	5,394
BAS	576	100	2012	576	51,778
FOP	84	30	1993	25	2,247
FOP	126	30	1993	38	3,416
FSP	198	40	2012	79	7,102
TOTALS	2,304			2,038	183,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,038	109.9560	109.96	224,098	1985	1985	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1896 HX Base Yr 2023



27070 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		183,200
TOTAL MARKET OB/XF VALUE		4,669
TOTAL LAND VALUE - MARKET		33,930
TOTAL MARKET VALUE		221,799
SOH/AGL Deduction		28,706
ASSESSED VALUE		193,093
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,371
TOTAL JUST VALUE		221,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150070	REPAIR/RRF	0	07/16/2015
9308125	ADDITION	13,000	08/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/0605	9/21/2022	WD	Q	I	01	240,000
GRANTOR: JOHNSON MARK &						
GRANTEE: MCCULLOUGH DUSTIN &						
2563/0828	6/07/2022	FJ	U	I	11	0
GRANTOR: JOHNSON BARBARA L EST						
GRANTEE: JOHNSON MARK & CONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 BAS=[YR=1993] W30 FOP=[YR=1993] W14
BAS=[YR=2012] W18 S32 E18 FOP=[YR=1993] E21 FSP=[YR=2012]
E33 N6 W33 S6$ N6 W21 S6$ N32$ S6 E14 N6$S6 W14 S20 E54 N20
W10 N6$ S6 E10 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	0812	CONCRETE C	0	100	0	0	1,824.00	SF	4.00	4.00	100	1993	1993	3	64	4,669	

LAND DESCRIPTION

TOTAL OB/XF 4,669

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	0.58	AC		1.00	1.00	1.30	45,000.00	58,500.00	33,930							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 0.58 Total Land Value: 33,930 Market: 0 Agricultural: 0 Common: 33,930 PRINTED 07/30/2025 BY SYS