PT OF LOT 29
IN OR 704/99
CORNWALL SURVEY S/D OF

BEECHLER WILLIAM J & LISA L
PO BOX 923
HILLIARD, FL 32046

2025

17-3N-24-2020-0029-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

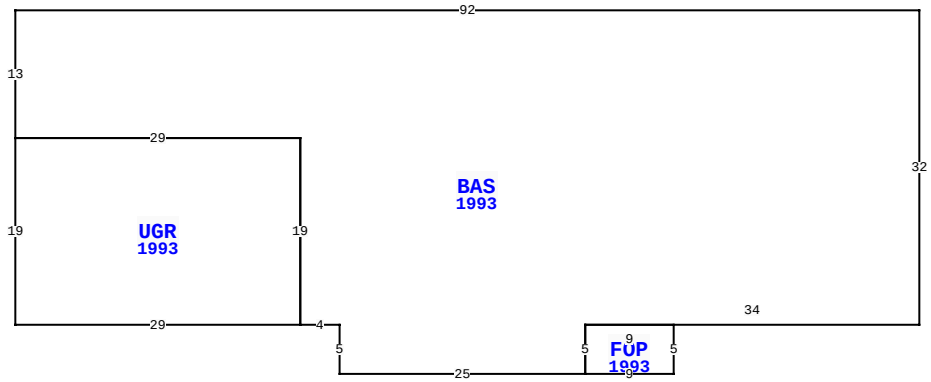
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,518	100	1993	2,518	261,337
FOP	45	30	1993	14	1,453
UGR	551	45	1993	248	25,740
TOTALS	3,114			2,780	288,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,780	93.9168	123.97	344,637	1987	1987	0	0	0	16.28	83.72

1 SNGL FAM – 100% - 1995 Heated Area: 2518 HX Base Yr 1995



27112 BRITTANY PL, 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		288,530
TOTAL MARKET OB/XF VALUE		4,989
TOTAL LAND VALUE - MARKET		89,100
TOTAL MARKET VALUE		382,619
SOH/AGL Deduction		219,425
ASSESSED VALUE		163,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,472
TOTAL JUST VALUE		382,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0704/0099	5/09/1994	WD	Q	I		97,300
GRANTOR: HYZER CLIFFORD JR & S						
GRANTEE: BEECHLER WM J & LIS						
0549/0008	7/29/1988	WD	Q	I		91,500
GRANTOR: MEDLEY MICHAEL R						
GRANTEE: HYZER CLIFFORD E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W92 S13 UGR=[YR=1993] S19 E29 N19 W29$ E29 S19 E4 S5 E25 FOP=[YR=1993] E9N5 W9 S5$ N5 E34 N32 $.

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	25	12	300.00	SF	5.20	5.20	100	1987	1987	3	49.5	772	
2	0811	CONCRETE B	0	100	20	18	360.00	SF	5.20	5.20	100	1987	1987	3	49.5	927	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 4,989

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	0005	A-1	0.00	0.00	1.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,100							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 1.98 Total Land Value: 89,100 Market: 0 Agricultural: 0 Common: 89,100 PRINTED 07/30/2025 BY SYS