PT OF LOT 29
IN OR 692/587
CORNWALL SURVEY S/D OF

HARPOOL RICHARD H & CYNTHIA J
2752 BRITTANY PLACE
HILLIARD, FL 32046

2025

17-3N-24-2020-0029-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

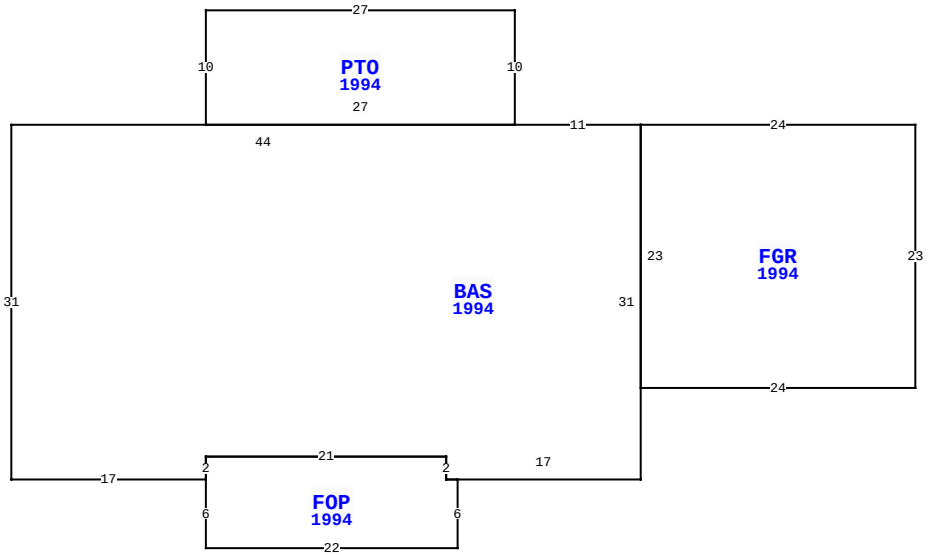
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,663	100	1994	1,663	163,552
FGR	552	55	1994	304	29,898
FOP	174	30	1994	52	5,114
PTO	270	5	1994	14	1,377
TOTALS	2,659			2,033	199,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,033	96.1380	126.90	257,988	1994	1994	0	0	0	22.50	77.50

1 SNGL FAM – 100% - 1995 Heated Area: 1663 HX Base Yr 1995



2752 BRITTANY PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,530
TOTAL MARKET OB/XF VALUE		6,720
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		300,250
SOH/AGL Deduction		151,087
ASSESSED VALUE		149,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,441
TOTAL JUST VALUE		300,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210109	SHED	0	06/04/2021
9402021	NEW CONSTR	74,200	02/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0692/0587	11/15/1993	WD	Q	V		11,000

GRANTOR: LIVELY DAVID & JOY
GRANTEE: HARPOOL RICHARD & C

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W24 BAS=[YR=1994] W11 PTO=[YR=1994] N10 W27 S10 E27 $ W44 S31 E17 FOP=[YR=1994] S6 E22 N6 W1 N2 W21 S2 $ N2 E21 S2 E17 N31 $ S23 E24 N23 $.

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	1,580.00	SF	4.00	4.00	100	1994	1994	3	66	4,171	
3	0803	ASPHALT C	0	100	295	8	2,360.00	SF	2.00	2.00	100	2005	2005	3	54	2,549	

LAND DESCRIPTION

TOTAL OB/XF 6,720

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	0004	A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

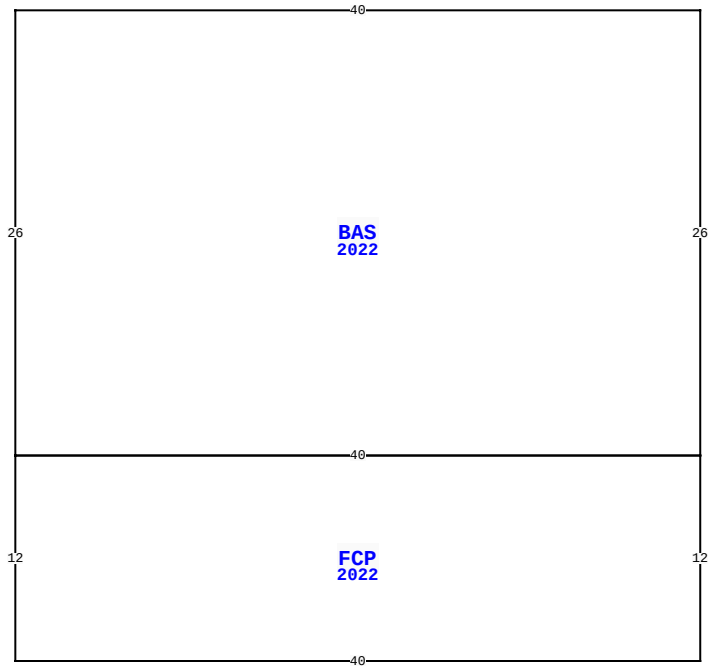
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2022	1,040	21,148
FCP	480	25	2022	120	2,440
TOTALS	1,520			1,160	23,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,160	56.0740	20.75	24,070	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 1995 Heated Area: 1040 HX Base Yr 1995



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INCOME VALUE		
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GRANTOR: LIVELY DAVID & JOY
GRANTEE: HARPOOL RICHARD & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W40 S26 E40 N26 $
FCP=[YR=2022;ORIG=-40,26] S12 E40 N12 W40 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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