

PT OF E1/2 OF NE1/4
PARCELS 1-24 & 1-27
IN OR 2268/1696

GARRATT DAVID
2977 BARBARA LANE
HILLIARD, FL 32046

2025

33-2N-23-0000-0001-0240



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	05	AVERAGE 100	0100	01	1,981	129.0415	129.04	255,628	1993	1998	0	0	0	12.75	87.25	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 0% - 0													Heated Area: 1626 HX Base Yr													
Roof Cover	03	COMP SHNGL 100															Tax Group: 6 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 255,259												
Interior Floo	11	CLAY TILE 50															TOTAL MARKET OB/XF VALUE 4,690												
Interior Floo	14	CARPET 50															TOTAL LAND VALUE - MARKET 75,600												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 335,549												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 45,699												
Bedrooms	3	100															ASSESSED VALUE 289,850												
Bathrooms	2	100															TOTAL EXEMPTION VALUE 0												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 289,850												
Stories	1.	1. 100															TOTAL JUST VALUE 335,549												
Units	0	100	NCON VALUE 0																										
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 313,326																										
Quality			06	Quality Level 06																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA 09																										
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,626	100	1993	1,626	183,067																								
FGR	528	55	1993	290	32,651																								
FOP	20	30	1993	6	675																								
USP	198	30	1993	59	6,642																								
TOTALS			2,372		1,981	223,035																							
EXTRA FEATURES						2977 BARBARA LN, HILLIARD																							
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												
1	0511	GARAGE CB-	0	0	18	18	324.00	SF	20.00	20.00	100	1980	1980	3	30	1,944													
2	0811	CONCRETE B	0	0	0	0	825.00	SF	5.20	5.20	100	1993	1993	3	64	2,746													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0005	OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,600												
REVIEW DATE 01/04/2024 BY WW Total Acres: 2.16 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS																													

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