

BROWN PHILIP E
2973 KURRY LANE
HILLIARD, FL 32046

34-3N-23-2040-0015-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY STANDARD									
Exterior Wall 02 FACE BRICK 100										0100 01 2,021 106.8200 106.82 215,883 1978 1978 0 0 20 31.30 48.70										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 0 Heated Area: 1728 HX Base Yr										BUILDING MARKET VALUE 105,135									
Roof Cover 04 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 19,167									
Interior Wall 04 PLYWOOD 50																				TOTAL LAND VALUE - MARKET 344,510									
Interior Wall 05 DRYWALL 50																				TOTAL MARKET VALUE 225,753									
Interior Floo 14 CARPET 70																				SOH/AGL Deduction 130,551									
Interior Floo 08 SHT VINYL 30																				ASSESSED VALUE 95,202									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB WR 55,722									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 39,480									
Bedrooms 3 100																				TOTAL JUST VALUE 468,812									
Bathrooms 2 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 1. 1. 100																				PREVIOUS YEAR MKT VALUE 420,294									
Units 0 100																													
BUD8 Adjustme 04 DIST 01 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 5000 IMPROVED AG																													
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 1,728 100 1993 1,728 89,893																													
FCP 640 25 1993 160 8,323																													
FOP 96 30 1993 29 1,509																													
FSP 80 40 2012 32 1,665																													
USP 240 30 2012 72 3,746																													
TOTALS 2,784 2,021 105,135																													
EXTRA FEATURES										2973 KURRY 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 0200 BARN WD 0- 0 100 40 24 960.00 SF 20.00 20.00 100 1980 1980 3 20 3,840																													
2 0681 POLE SHED 0 100 40 16 640.00 SF 15.00 15.00 100 1980 1980 3 20 1,920																													
3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1980 1980 3 44 1,540																													
4 0811 CONCRETE B 0 100 40 20 800.00 SF 5.20 5.20 100 1995 1995 3 68 2,829																													
5 0845 KOOL DECK 0 100 0 0 595.00 SF 7.25 7.25 100 1985 1985 3 44 1,898																													
6 0861 POOL GUNIT 0 100 30 14 420.00 SF 85.00 85.00 100 1985 1985 3 20 7,140																													
LAND DESCRIPTION										TOTAL OB/XF 19,167																			
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																													
1 005000 C AGRICULTURAL 100 0005 OR 0.00 0.00 3.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 90,000																													
2 005501 A TIMBER 2 P S 0 OR 0.00 0.00 17.38 AC 1.00 1.00 1.00 515.00 515.00 8,951																													
3 009530 C POND 100 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 2,500.00 2,500.00 2,500																													
4 009910 M MARKET VALUE 0 OR 0.00 0.00 17.38 AC 1.00 1.00 1.00 14,500.00 14,500.00 252,010																													
REVIEW DATE 10/30/2024 BY DC										Total Acres: 21.38 Total Land Value: 101,451										Market: 252,010 Agricultural: 8,951 Common: 92,500 PRINTED 07/30/2025 BY SYS									