PT OF LOT 14
IN OR 2839/1042
CORNWALL SURVEY

BRYANT JERRY ALVIN FAMILY TRUST/BRYANT JERRY A TRU
PO BOX 86
RAIFORD, FL 32083

2026

05-3N-24-2020-0014-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

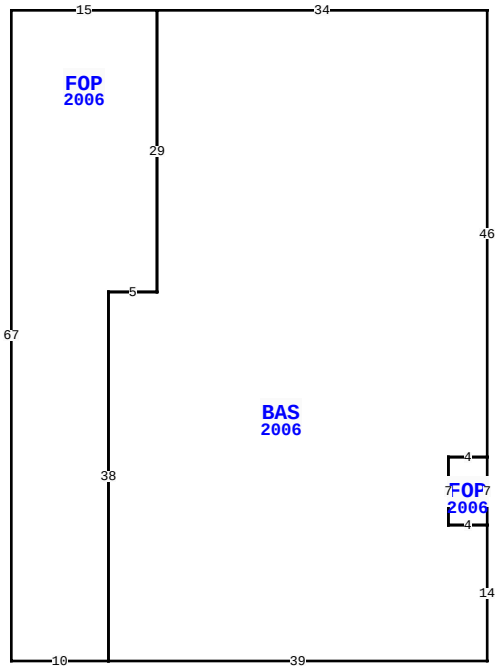
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2006	2,440	301,477
FOP	28	30	2006	8	988
FOP	815	30	2006	244	30,148
TOTALS	3,283			2,692	332,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,692	97.9488	136.15	366,516	2006	2006	0	0	0	9.25	90.75

1 SNGL FAM 0% - 2026 Heated Area: 2440 HX Base Yr



27189 BETINA DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	332,613
TOTAL MARKET OB/XF VALUE	1,760
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	418,373
SOH/AGL Deduction	0
ASSESSED VALUE	418,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,373
TOTAL JUST VALUE	418,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0508308	CO ISSUED	0	08/08/2006
0508308	NEW CONSTR	0	08/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2839/1042	1/06/2025	SW	U	I	11	100
GRANTOR: WHITE KAYLYNN						
GRANTEE: BRYANT JERRY ALVIN						
2753/944	11/22/2024	WD	U	I	16	55,000
GRANTOR: DALLY MICHELLE						
GRANTEE: WHITE KAYLYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W34 FOP=[YR=2006] W15 S67 E10 N38 E5 N29$ S29 W5 S38 E39 N14 FOP=[YR=2006] N7 W4 S7 E4$ W4 N7 E4 N46$.

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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	0	0007	A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS