E1/2 OF LOT 8
IN OR 2756/126
CORNWALL SURVEY

MERRITT FAMILY REVOCABLE TRUST/MERRITT HAL STEPHEN
27156 HARLEY DRIVE
HILLIARD, FL 32046

2026

11-3N-23-2020-0008-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

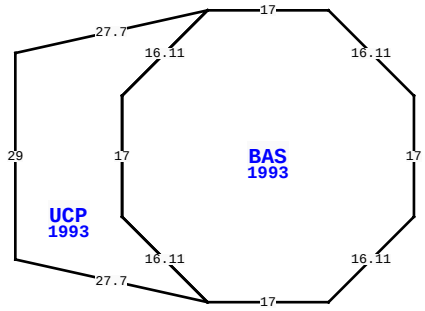
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

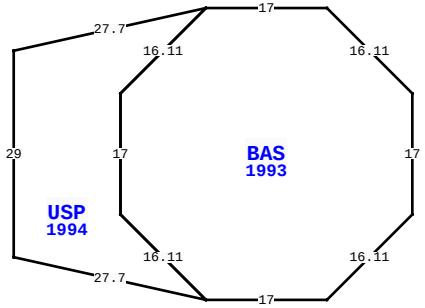
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,393	100	1993	1,393	125,327
BAS	1,393	100	1993	1,393	125,327
UCP	597	20	1993	119	10,706
USP	597	30	1994	179	16,104
TOTALS	3,980			3,084	277,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,084	90.3716	125.62	387,412	1976	1976	0	0	0	28.38	71.62

1 SNGL FAM 100% - 0 Heated Area: 2786 HX Base Yr 1973





27156 HARLEY DR, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,464
TOTAL MARKET OB/XF VALUE		7,998
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		390,462
SOH/AGL Deduction		236,602
ASSESSED VALUE		153,860
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,449
TOTAL JUST VALUE		390,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/126	11/26/2024	WD	U	I	11	100
GRANTOR: MERRITT HAL S & BARBA						
GRANTEE: MERRITT FAMILY REVO						
0291/0380	1/04/1979	QD	U	V		200
GRANTOR: OWENS-ILLINOIS INC						
GRANTEE: MERRITT HAL STEPEHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] U12 L12 W17 UCP=[YR=1993] D6 L27 S29 D6 R27 U12 L12 N17 U12 R12 $ D12 L12 S17 D12 R12 E17 U12 R12 N17$ PTR= E15 USP=[YR=1994] R27 U6 BAS=[YR=1993] E17 D12 R12 S17 D12 L12 W17 U12 L12 N17 U12 R12 $ D12 L12 S17 D12 R12 U6 L27 N29 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0201	BARN WD 10	0	100	40	30	1,200.00	SF	17.00	17.00	100	1990	1990	3	20	4,080	
3	0681	POLE SHED	0	100	34	24	816.00	SF	15.00	15.00	100	1990	1990	3	20	2,448	

LAND DESCRIPTION

TOTAL OB/XF 7,998

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS