

CARTER CAREY & KAREN
27083 CARTER LANE
HILLIARD, FL 32046

12-3N-23-2020-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD	CONSTRUCTION							TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		05	AVERAGE 100							0800	02	1,980	116.4000	104.76	207,425	2017	2017		0		0	20.00	80.00	VALUATION BY					STANDARD																				
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ 100% - 1998										Heated Area: 1980										HX Base Yr 1998																			
Roof Cover		03	COMP SHNGL 100							30 66 66 30 BAS 2017																				BUILDING MARKET VALUE										165,940									
Interior Wall		05	DRYWALL 100																											TOTAL MARKET OB/XF VALUE										37,023									
Interior Floo		14	CARPET 60																											TOTAL LAND VALUE - MARKET										187,000									
Interior Floo		08	SHT VINYL 40																											TOTAL MARKET VALUE										223,913									
Air Condition		03	CENTRAL 100																											SOH/AGL Deduction										39,504									
Heating Type		04	AIR DUCTED 100																											ASSESSED VALUE										184,409									
Bedrooms			3 100																											TOTAL EXEMPTION VALUE										HX HB 51,411									
Bathrooms			2 100																											BASE TAXABLE VALUE										132,998									
Frame		02	WOOD FRAME 100																											TOTAL JUST VALUE										389,963									
Stories Units		1.	1. 100 0 100																											NCON VALUE										0									
										INCOME VALUE																																							
										PREVIOUS YEAR MKT VALUE										444,860																													
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	1,980	100	2017	1,980	165,940																																												
TOTALS		1,980			1,980	165,940																																											
EXTRA FEATURES								27083 CARTER LN, HILLIARD								BLD DATE						LGL DATE		05/12/2026				MLU																					
																XF DATE						LAND DATE		01/21/2025				KBA																					
																INC DATE						AG DATE																											
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	32 30	960.00		SF	20.00		20.00		100	2000	2000	3	26	4,992																													
2	0753	UEP				0 100	36 16	576.00		SF	22.00		22.00		100	2017	2017	3	78	9,884																													
3	0680	POLE SHED				0 100	24 22	528.00		SF	10.00		10.00		100	2019	2019	3	84	4,435																													
4	0680	POLE SHED				0 100	30 24	720.00		SF	10.00		10.00		100	2021	2021	3	90	6,480																													
5	0680	POLE SHED				0 100	48 26	1,248.00		SF	10.00		10.00		100	2021	2021	3	90	11,232																													
LAND DESCRIPTION										TOTAL OB/XF										37,023																													
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH 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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00		17,000.00		17,000																												
2	005600	A	TIMBER 3 N S			0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	395.00		395.00		3,950																												
3	009910	M	MARKET VALUE			0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	17,000.00		17,000.00		170,000																												
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 11.00			Total Land Value: 20,950			Market: 170,000			Agricultural: 3,950			Common: 17,000			PRINTED 07/09/2026 BY SYS																												