

PT LOTS 37,38,39 & 40 IN
OR 2050/1568
(EX PT IN OR 1870/1329 &

MYERS KENNETH P JR
27300 BRUSSO FRANKLIN RD
HILLIARD, FL 32046

2026

13-3N-23-2020-0037-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1993	1,988	234,862
FOP	216	30	1993	65	7,679
FSP	477	40	2008	191	22,565
FUS	872	100	1993	872	103,018
STP	40	10	1993	4	473

TOTALS	3,593			3,120	368,596
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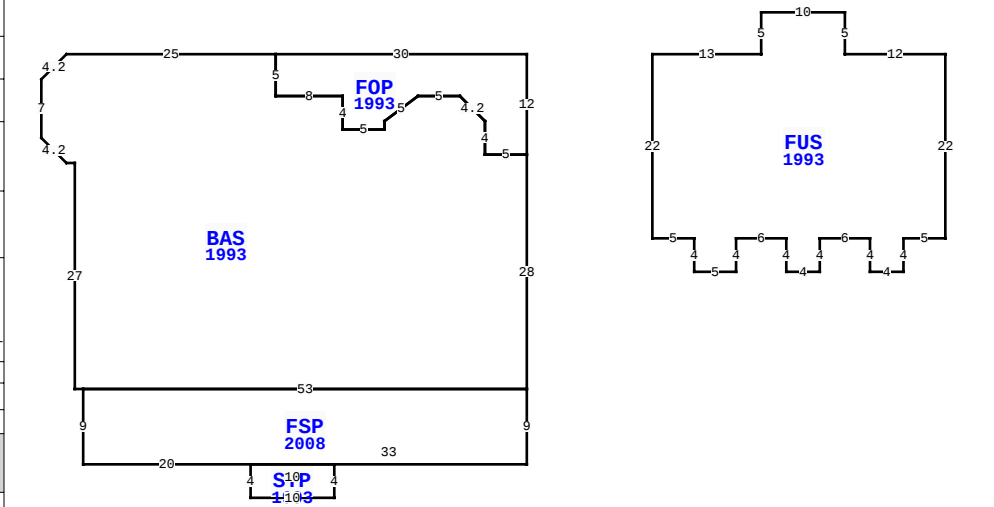
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
5	0510	GARAGE WD-	0	100	38	28	1,064.00	SF	35.00	35.00	100	1995	1995	3	20	7,448	
6	0200	BARN WD 0-	0	100	40	16	640.00	SF	20.00	20.00	100	2000	2000	3	26	3,328	
7	0680	POLE SHED	0	100	40	10	400.00	SF	10.00	10.00	100	2000	2000	3	26	1,040	
8	0680	POLE SHED	0	100	40	10	400.00	SF	10.00	10.00	100	2000	2000	3	26	1,040	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	6.95	AC		1.00	1.00	1.00	21,000.00	21,000.00	145,950							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,120	102.2994	142.20	443,664	1993	1993	0	0	0 16.92	83.08	
1 SNGL FAM			100% - 2017	Heated Area: 2860				HX Base Yr 2017				



27300 BRUSSO FRANKLIN RD, HILLIARD

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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			617,524
TOTAL MARKET OB/XF VALUE			145,306
TOTAL LAND VALUE - MARKET			145,950
TOTAL MARKET VALUE			778,780
SOH/AGL Deduction			240,824
ASSESSED VALUE			537,956
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			481,545
TOTAL JUST VALUE			778,780
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			769,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326828	FOUNDATION	0	01/01/2013
B0821954	CO ISSUED	0	06/15/2011
M15308	H/AC	0	05/01/2010
E21650	ELEC OTHER	4,500	03/01/2009
E21494	ELEC OTHER	0	12/01/2008
C5145	CO ISSUED	0	11/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/1568	5/27/2016	WD	Q	I	01	339,000

GRANTOR: ALTER STEVEN A & REBE
GRANTEE: MYERS KENNETH P JR
1942/1029 10/16/2014 WD P I 98 33,100
GRANTOR: ALTER STEVEN A & REBE
GRANTEE: EMERY SANDRA HINSON

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W30 BAS=[YR=1993] W25 D3 L3 S7 R3 D3 E1 S27
E1 FSP=[YR=2008] S9 E20 STP=[YR=1993] S4 E10 N4 W10\$ E33 N9
W53\$ E53 N28 W5 N4 U3 L3 W5 D3 L4 S1 W5 N4 W8 N5\$ S5 E8
S4 E5 N1 U3 R4 E5 D3 R3 S4 E5 N12\$ PTR=E15 FUS=[YR=1993]
E13 N5E10 S5E12 S22 W5 S4 W4 N4 W6 S4 W4 N4 W6 S4 W5 N4 W5
N22\$ W15\$.

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