PT OF LOTS 37 & 38
IN OR 2480/1746
CORNWALL SURVEY SEC 13-3N-23E

CARSON RACHEL B
27417 BRUSSO FRANKLIN RD
HILLIARD, FL 32046

2026

13-3N-23-2020-0037-0040

BUILDING CHARACTERISTICS

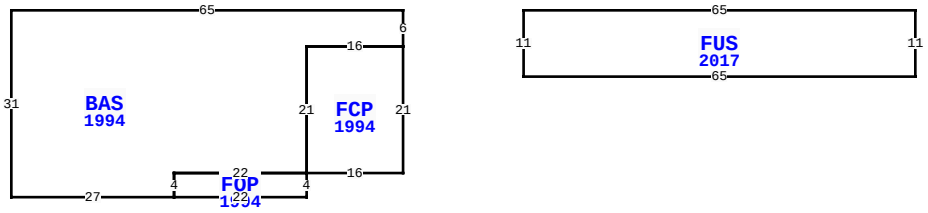
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,527	100	1994	1,527	139,911
FCP	336	25	1994	84	7,697
FOP	88	30	1994	26	2,382
FUS	715	100	2017	715	65,511
TOTALS	2,666			2,352	215,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,352	107.5060	112.88	265,494	1987	1997	0	0	0	18.83	81.17

1 SINGLE FAM 100% - 2022 Heated Area: 2242 HX Base Yr 2022



27417 BRUSSO FRANKLIN RD, HILLIARD

BLD DATE		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		231,671
TOTAL MARKET OB/XF VALUE		1,152
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		292,823
SOH/AGL Deduction		30,852
ASSESSED VALUE		261,971
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,560
TOTAL JUST VALUE		292,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1746	7/15/2021	WD	U	I	11	100
GRANTOR: BEUTLER EXCHANGE GROU						
GRANTEE: CARSON RACHEL B						
2462/1425	5/04/2021	WD	Q	I	01	252,000
GRANTOR: MASON CHAUNCEY & SHAN						
GRANTEE: BEUTLER EXCHANGE GR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W65 S31 E27 FOP=[YR=1994] E22 N4
FCP=[YR=1994] E16 N21 W16 S21 $ W22 S4 $ N4 E22 N21 E16 N6$
PTR=E20 FUS=[YR=2017] E65 S11 W65 N11$ W20$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1994	1994	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	40,000.00	40,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS

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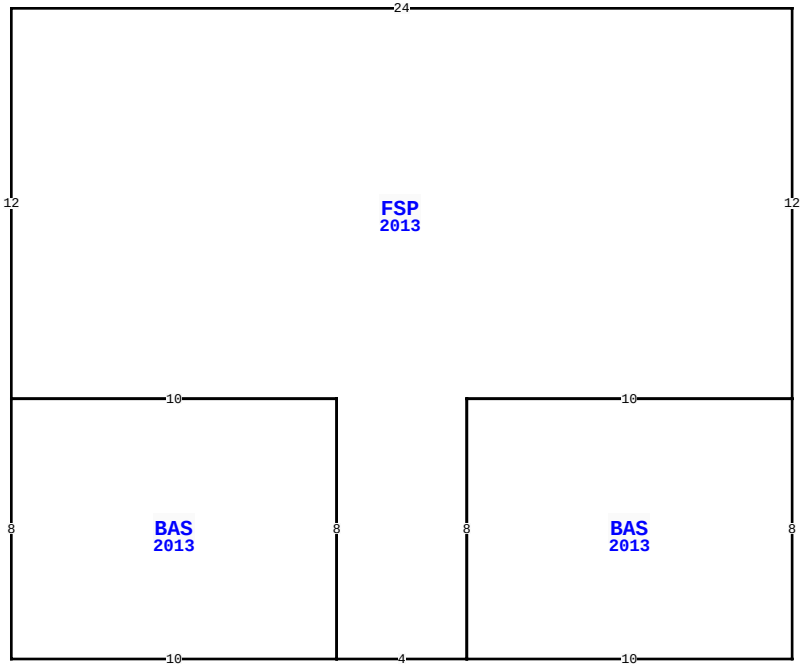
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	80	100	2013	80	4,492
BAS	80	100	2013	80	4,492
FSP	320	40	2013	128	7,186
TOTALS	480			288	16,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	288	107.8000	60.37	17,387	2010	2010	0	0	0	7.00	93.00

2 ACCESORY U 100% - 2022 Heated Area: 160 HX Base Yr 2022



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GRANTOR: MASON CHAUNCEY & SHAN						
GRANTEE: BEUTLER EXCHANGE GR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W24 S12 BAS=[YR=2013] S8 E10 N8 W10$ E10 S8 E4
BAS=[YR=2013] E10 N8 W10 S8$ N8 E10 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS