PT OF SW1/4 OF NW1/4
IN OR 546 PG 371
R407895 & R407896

**BURKETT CYNTHIA**
2694 DRURY FERRY LANE
HILLIARD, FL 32046

**2026**

**15-2N-23-0000-0007-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

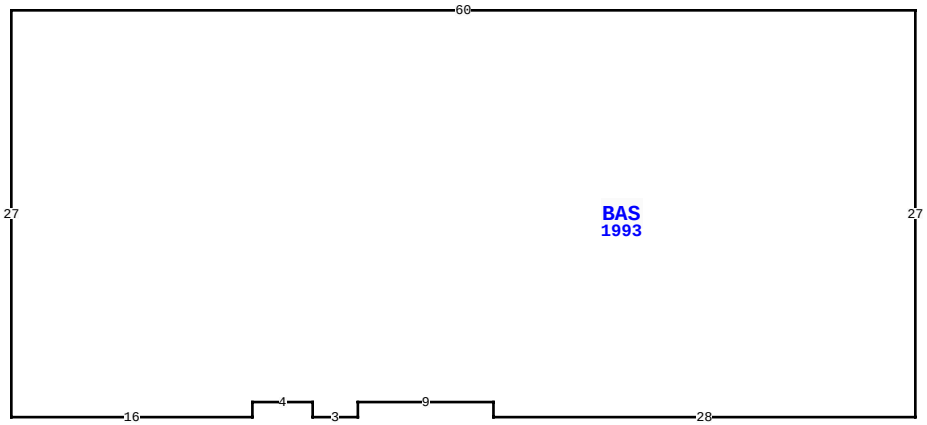
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,607 | 100 | 1993 | 1,607 | 48,191 |
| TOTALS | 1,607 | | | 1,607 | 48,191 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,607 | 117.6000 | 99.96 | 160,636 | 1990 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 0 Heated Area: 1607 HX Base Yr 1989




2694 DRURY FERRY LN, HILLIARD

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

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 48,191 |
| TOTAL MARKET OB/XF VALUE | | 5,930 |
| TOTAL LAND VALUE - MARKET | | 68,000 |
| TOTAL MARKET VALUE | | 122,121 |
| SOH/AGL Deduction | | 71,957 |
| ASSESSED VALUE | | 50,164 |
| TOTAL EXEMPTION VALUE | HX HB WX | 30,164 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 122,121 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 121,566 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0546/0371 | 6/24/1988 | WD | U | V | | 100 |

GRANTOR: CREWS PHILLIP M
GRANTEE: BURKETT ROBERT S

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E16 N1 E4 S1 E3 N1 E9 S1 E28 N27$.

## 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 | 1990 | 1990 | 3 | 64 | 2,240 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 480.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 960 | |
| 3 | 0752 | USP | 0 | 100 | 35 | 10 | 350.00 | SF | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 52 | 2,730 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,930

| 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 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 68,000 | | | | | | | |

REVIEW DATE 03/01/2024 BY WWA Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS