PT OF LOT 22
IN OR 2696/951
CORNWALL SURVEY

KILPATRICK CHARLES JR & AMELIA
2749 GARTH LANE
HILLIARD, FL 32046

2026

17-3N-24-2020-0022-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

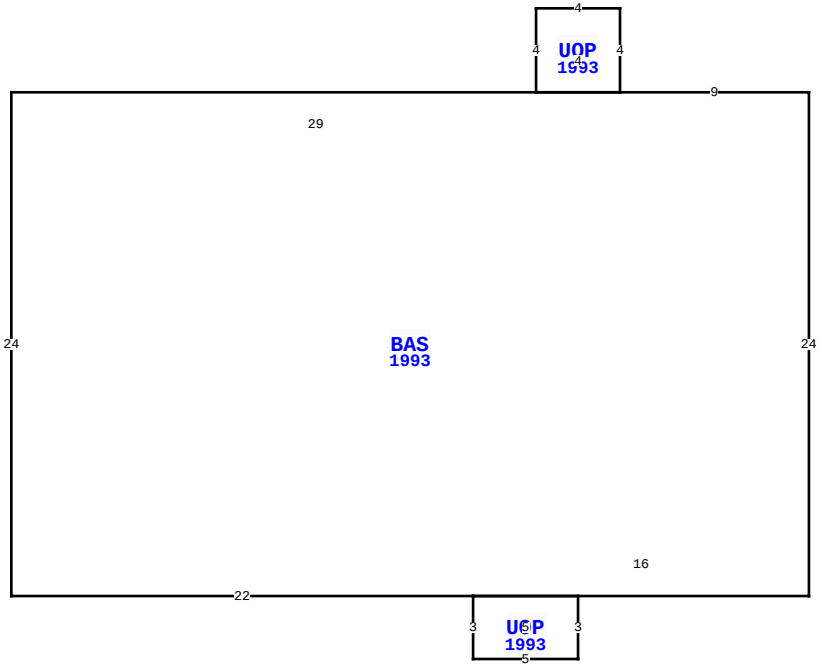
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	85,192
UOP	15	20	1993	3	281
UOP	16	20	1993	3	281
TOTALS	943			918	85,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	918	104.9760	110.22	101,182	1993	1993	0	0	0	15.25	84.75

1 SINGLE FAM 100% - 2024 Heated Area: 912 HX Base Yr 2024



2749 GARTH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,752
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		127,752
SOH/AGL Deduction		26,991
ASSESSED VALUE		100,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,350
TOTAL JUST VALUE		127,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9305084	NEW CONSTR	32,845	05/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/716	2/12/2024	WD	Q	I	01	111,000
GRANTOR: ADAMS MARTY & ELBERTA						
GRANTEE: KILPATRICK CHARLES						
2696/951	8/14/2023	WD	U	I	11	100
GRANTOR: ADAMS MARTY & ELBERTA						
GRANTEE: KILPATRICK CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N4 W4 S4 E4 $ W29 S24 E22
UOP=[YR=1993] S3 E5 N3 W5$ E16 N24$.

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
1	000100	C	RES	100	0007	A-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	40,000.00	40,000.00	42,000							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 1.05 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS