PT OF LOT 22
IN OR 2619/1880
CORNWALL SURVEY

CARTER COREY A/TOWERS SAMANTHA B
27179 GARTH LN
HILLIARD, FL 32046

2026

17-3N-24-2020-0022-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Quality	02	Quality Level 02

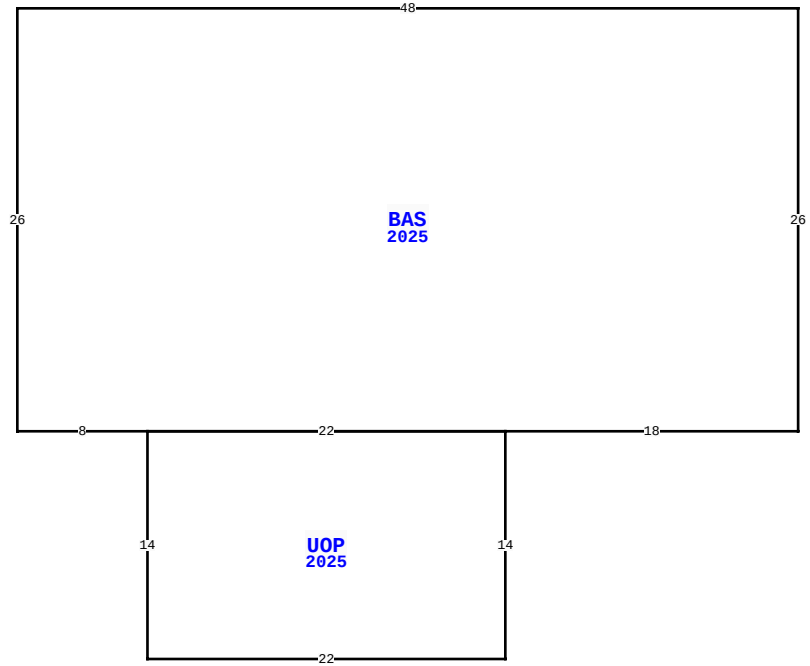
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2025	1,248	89,674
UOP	308	25	2025	77	5,533
TOTALS	1,556			1,325	95,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,325	80.6400	72.58	96,168	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2025 Heated Area: 1248 HX Base Yr



27179 GARTH LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,206
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	47,600
TOTAL MARKET VALUE	142,806
SOH/AGL Deduction	2,813
ASSESSED VALUE	139,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,993
TOTAL JUST VALUE	142,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO20240173	CO ISSUED		07/10/2024
20240173			04/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1880	2/17/2023	QC	U	I	11	100
GRANTOR: HURST ROBERT W & GWEN						
GRANTEE: COREY A CARTER & SA						
1812/0460	8/27/2012	QC	U	I	11	100
GRANTOR: HURST GWENDOLYN SMITH						
GRANTEE: HURST ROBERT WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E48 S26 W18 W22 W8 N26 $
UOP=[YR=2025;ORIG=58,36] S14 E22 N14 W22 $
.

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	0		A-1	0.00	0.00	1.19	AC		1.00	1.00	1.00	40,000.00	40,000.00	47,600							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 1.19 Total Land Value: 47,600 Market: 0 Agricultural: 0 Common: 47,600 PRINTED 07/09/2026 BY SYS