LOT 29, E1/2 OF LOT 28 & W1/2
OF LOT 30 IN OR 631/1208
DEER RUN R/P OR 563/322

WEEGAR MARK ROBERT & JUDY M
PO BOX 219
HILLIARD, FL 32046

2026

17-3N-24-2020-0023-0281

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

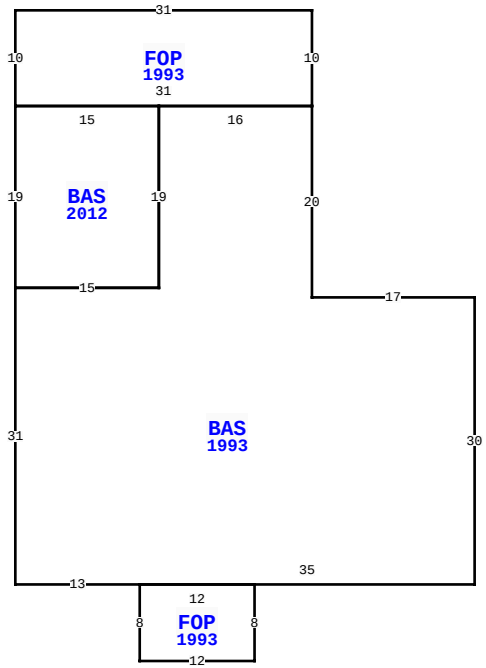
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,775	100	1993	1,775	185,099
BAS	285	100	2012	285	29,720
FOP	96	30	1993	29	3,025
FOP	310	30	1993	93	9,699
TOTALS	2,466			2,182	227,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	119.6580	125.64	274,146	1991	1991	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 0 Heated Area: 2060 HX Base Yr 1993



27102 S KRISTIE CIR, 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		227,541
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		23,920
TOTAL MARKET VALUE		251,461
SOH/AGL Deduction		118,675
ASSESSED VALUE		132,786
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,375
TOTAL JUST VALUE		251,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/1208	7/23/1991	WD	U	V	07	100
GRANTOR: J ANTHONY NICKS CO						
GRANTEE: WEEGAR MARK & JUDY						
0623/1280	4/15/1991	WD	Q	I		79,900
GRANTOR: J ANTHONY NICKS CO						
GRANTEE: WEEGAR MARK & JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N20 FOP=[YR=1993] N10 W31 S10 BAS=[YR=2012] S19 E15 N19 W15 $ E31 $ W16 S19 W15 S31 E13 FOP=[YR=1993] S8 E12 N8 W12 $ E35 N30 $.

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	0006	R-3	0.00	0.00	0.46	AC		1.00	1.00	1.30	40,000.00	52,000.00	23,920							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.46 Total Land Value: 23,920 Market: 0 Agricultural: 0 Common: 23,920 PRINTED 07/09/2026 BY SYS