PT LOT 23
A/K/A LOTS 41 & 42
DEER RUN SUB UNR

RODGERS SONYA D
27099 KRISTIE CIR
HILLIARD, FL 32046

2026

17-3N-24-2020-0023-0410

NASSAU COUNTY PROPERTY

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 100
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

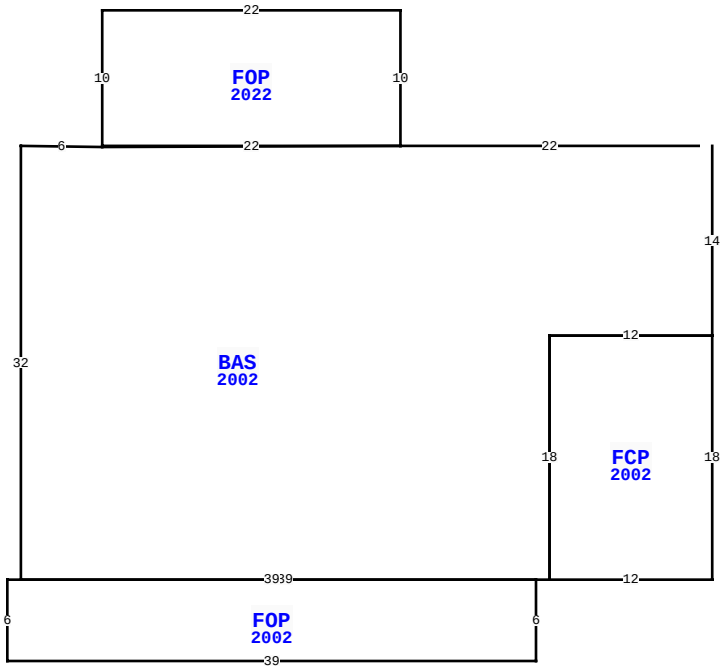
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,415	100	2002	1,415	159,777
FCP	216	25	2002	54	6,097
FOP	234	30	2002	70	7,904
FOP	220	30	2022	66	7,452
TOTALS	2,085			1,605	181,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	121.1760	127.23	204,204	2002	2002	0	0	0	11.25	88.75

1 SINGLE FAM 100% - 2020 Heated Area: 1415 HX Base Yr 2020



27099 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		181,231
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		24,440
TOTAL MARKET VALUE		205,671
SOH/AGL Deduction		75,965
ASSESSED VALUE		129,706
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,295
TOTAL JUST VALUE		205,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-0895	NEW CONSTR	59,850	03/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1663	7/15/2008	QC	Q	I	01	100
GRANTOR: RODGERS CHARLES C III						
GRANTEE: RODGERS SONYA D						
1250/0448	8/03/2004	WD	Q	I	01	100
GRANTOR: HARRIS SONYA D						
GRANTEE: RODGERS CHARLES C I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W22 D0.1L22 U0.1L6 S32 E39 N18 E12 N14 $
FOP=[YR=2002;ORIG=-51,32] S6 E39 N6 W39 $
FOP=[YR=2022;ORIG=-44,-10] E22 S10 W22 N10 $
FCP=[YR=2002;ORIG=-11,32] E12 N18 W12 S18 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.47	AC		1.00	1.00	1.30	40,000.00	52,000.00	24,440							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.47 Total Land Value: 24,440 Market: 0 Agricultural: 0 Common: 24,440 PRINTED 07/09/2026 BY SYS