PT OF LOT 29
IN OR 692/587
CORNWALL SURVEY S/D OF

HARPOOL RICHARD H & CYNTHIA J
2752 BRITTANY PLACE
HILLIARD, FL 32046

2026

17-3N-24-2020-0029-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

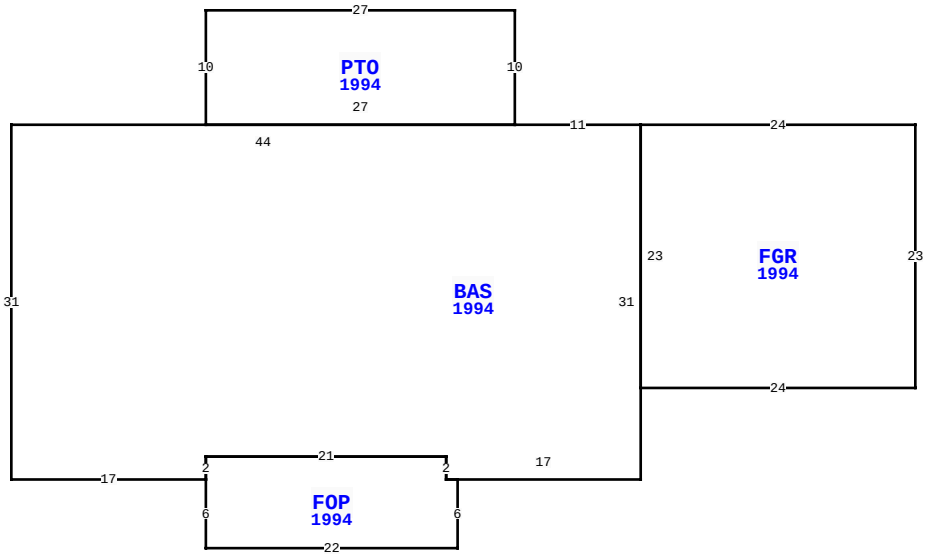
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,663	100	1994	1,663	171,004
FGR	552	55	1994	304	31,260
FOP	174	30	1994	52	5,347
PTO	270	5	1994	14	1,440
TOTALS	2,659			2,033	209,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,033	96.1380	133.63	271,670	1994	1994	0	0	0	23.05	76.95

1 SNGL FAM 100% - 1995 Heated Area: 1663 HX Base Yr 1995



2752 BRITTANY PL, 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		233,658
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		301,658
SOH/AGL Deduction		148,468
ASSESSED VALUE		153,190
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,779
TOTAL JUST VALUE		301,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210109	SHED	0	06/04/2021
9402021	NEW CONSTR	74,200	02/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0692/0587	11/15/1993	WD	Q	V		11,000

GRANTOR: LIVELY DAVID & JOY
GRANTEE: HARPOOL RICHARD & C

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W24 BAS=[YR=1994] W11 PTO=[YR=1994] N10 W27 S10 E27 $ W44 S31 E17 FOP=[YR=1994] S6 E22 N6 W1 N2 W21 S2 $ N2 E21 S2 E17 N31 $ S23 E24 N23 $.

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	0004	A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

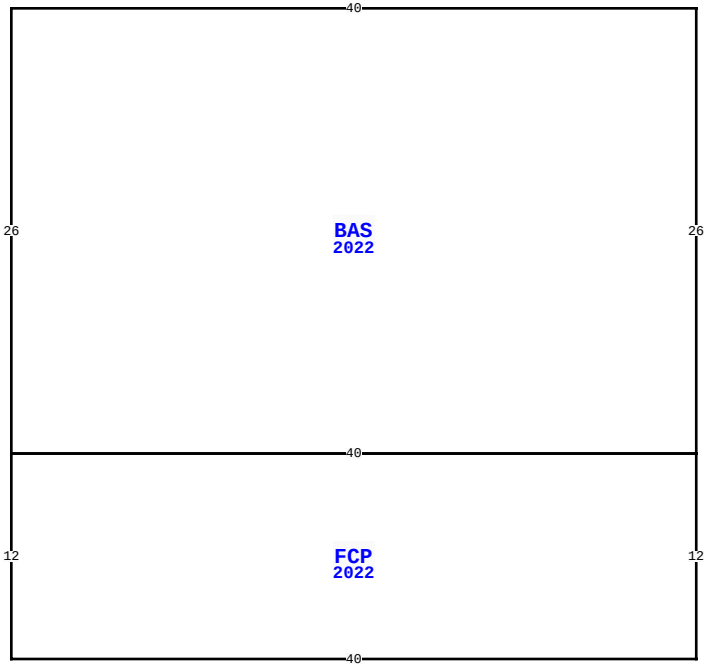
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2022	1,040	22,063
FCP	480	25	2022	120	2,545
TOTALS	1,520			1,160	24,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,160	56.0740	21.87	25,369	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 1995 Heated Area: 1040 HX Base Yr 1995



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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: LIVELY DAVID & JOY
GRANTEE: HARPOOL RICHARD & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W40 S26 E40 N26 $
FCP=[YR=2022;ORIG=-40,26] S12 E40 N12 W40 $
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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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS