LOT 37
IN OR 2615/329
CORNWALL SURVEY S/D OF

VICTOR & DIANE'S TRUST/WALTON DIANE KAY TRUSTEE
27138 BENT CREEK CIRCLE
HILLIARD, FL 32046

2026

17-3N-24-2020-0037-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

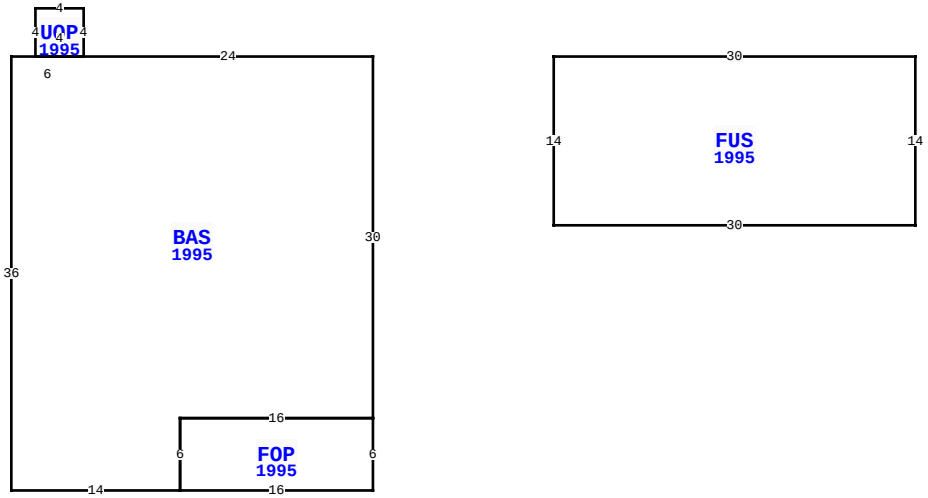
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1995	984	89,037
FOP	96	30	1995	29	2,624
FUS	420	100	1995	420	38,004
UOP	16	20	1995	3	271
TOTALS	1,516			1,436	129,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,436	101.0880	106.14	152,417	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2024 Heated Area: 1404 HX Base Yr 2024



27138 BENT CREEK CIR, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,897
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		323,897
SOH/AGL Deduction		59,024
ASSESSED VALUE		264,873
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		213,462
TOTAL JUST VALUE		323,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	30X50 GARAGE		10/01/2024
9503068	NEW CONSTR	75,000	03/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0329	1/20/2023	WD	Q	I	02	225,000
GRANTOR: ANDERSON AMY D						
GRANTEE: VICTOR & DIANE'S TR						
2477/1985	7/08/2021	LE	U	I	11	100
GRANTOR: STOKES RAYMOND CHRIST						
GRANTEE: ANDERSON AMY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 UOP=[YR=1995] N4 W4 S4 E4$ W6 S36 E14
FOP=[YR=1995] E16 N6 W16 S6$ N6 E16 N30$ PTR=E15
FUS=[YR=1995] E30 S14 W30 N14$ W15$.

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	7.50	AC		1.00	1.00	1.00	21,000.00	21,000.00	157,500							
2	009605	C	WETLANDS	100	0004	A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,500							

REVIEW DATE 12/18/2024 BY WWX Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 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
Quality	06	Quality Level 06

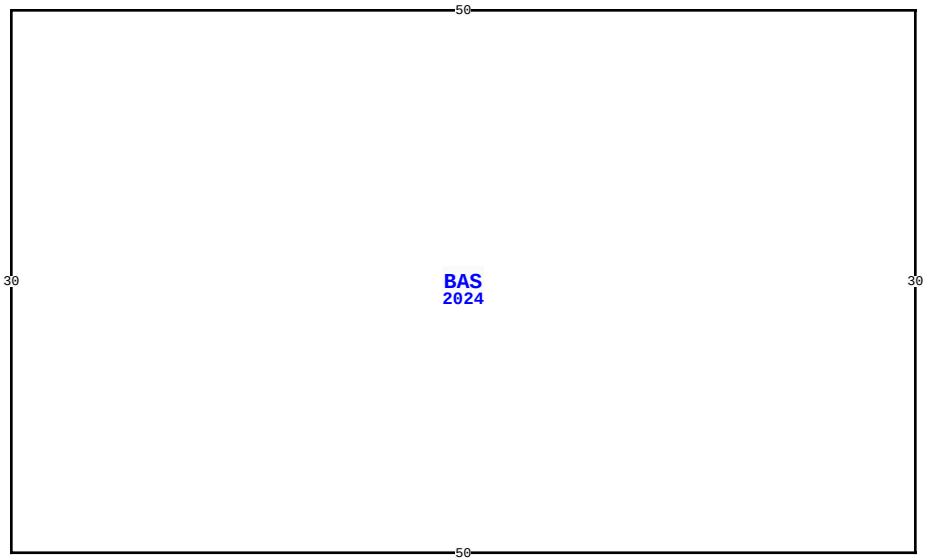
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	33,962
TOTALS	1,500			1,500	33,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	22.87	34,305	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 1500 HX Base Yr 2024



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GRANTOR: STOKES RAYMOND CHRIST						
GRANTEE: ANDERSON AMY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E50 S30 W50 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

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