

PT OF SE1/4 OF NW1/4
IN OR 2389/1361
ESMT OR 494/413

GUTING CHRISTOPHER S & MICHELLE RENEE
19910 JAGUAR DRIVE
HILLIARD, FL 32046

2026

27-2N-23-0000-0005-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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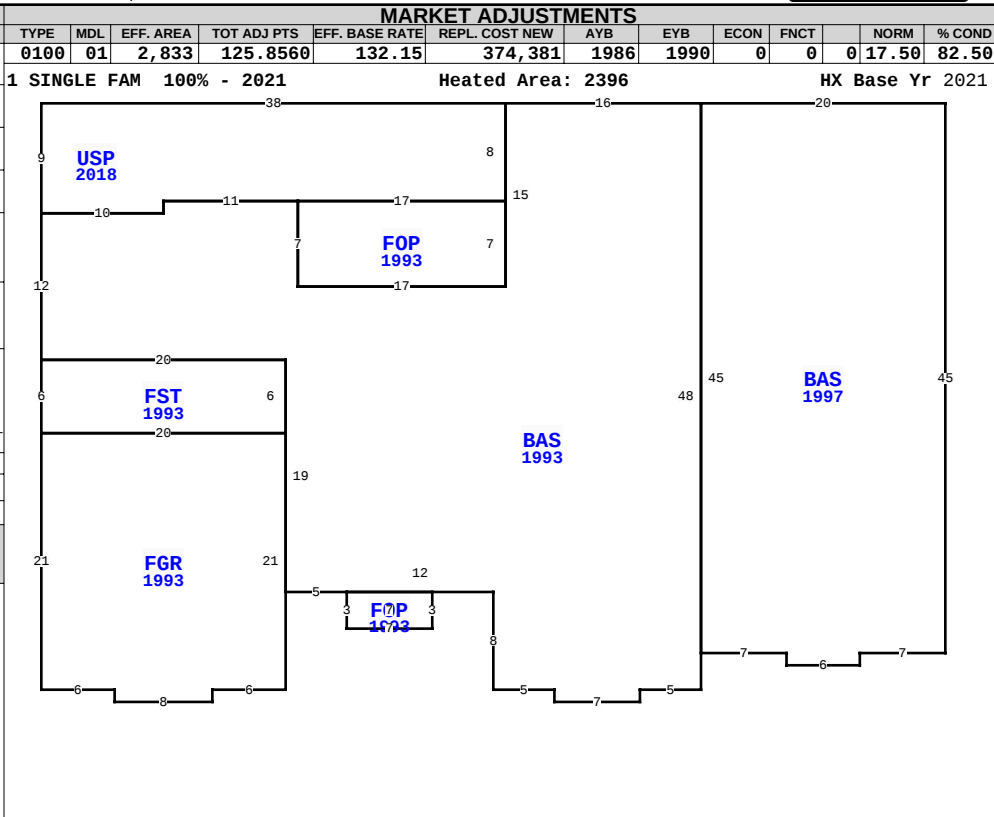
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1993	1,490	162,446
BAS	906	100	1997	906	98,776
FGR	428	55	1993	235	25,620
FOP	21	30	1993	6	654
FOP	119	30	1993	36	3,925
FST	120	55	1993	66	7,196
USP	314	30	2018	94	10,248

TOTALS	3,398			2,833	308,864
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0 100	0 0	1.00
4	0510	GARAGE WD-	0 100	20 24	480.00
5	0681	POLE SHED	0 100	24 12	288.00
6	0681	POLE SHED	0 100	24 12	288.00
7	0680	POLE SHED	0 100	36 36	1,296.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	4.42



19910 JAGUAR DR, HILLIARD

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										22,816		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
05	OR	0.00	0.00	4.42	AC		1.00	1.00	1.00	28,000.00	28,000.00	1

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		308,864
TOTAL MARKET OB/XF VALUE		22,816
TOTAL LAND VALUE - MARKET		123,760
TOTAL MARKET VALUE		455,440
SOH/AGL Deduction		148,123
ASSESSED VALUE		307,317
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,906
TOTAL JUST VALUE		455,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974202	ADDITION	31,500	08/01/1997
3514	N/A	49,900	07/24/1986

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/1361	9/03/2020	WD	Q	I	01	300,000

SALES DATA						
GRANTOR: BRANTLEY JOSHUA D	GRANTEE: GUTING CHRISTOPHER	2195/1239	5/04/2018	WD	Q	I 01
GRANTOR: RUIS JOHN & DOROTHY M	GRANTEE: BRANTLEY JOSHUA D					

BUILDING NOTES						
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BUILDING DIMENSIONS
BAS=[YR=1997] W20 BAS=[YR=1993] W16 USP=[YR=2018] W38 S9 E10 N1 E11 FOP=[YR=1993] S7 E17 N7 W17 E11 N8\$ S15 W17 N7 W11S1 W10 S12 FST=[YR=1993] S6 FGR=[YR=1993] S21 E6 S1 E8 N1 E6 N21 W20\$ E20 N6 W20\$ E20 S19 E5 FOP=[YR=1993] S3 E7 N3 W7 \$ E12 S8 E5S1 E7 N1 E5 N48\$ S45 E7 S1 E6 N1 E7 N45\$.