

BLOCK 1 LOTS 13 & 14 & BLOCK 2
LOTS 8-12 & BLOCK 4 LOTS 1 & 2
IN OR 2775/163 &

GRANT RHONDA/GRANT EARL
29227 ST MARYS CIRCLE
HILLIARD, FL 32046

2026

41-4N-23-2100-0001-0130



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20
Exterior Wall	30
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Wall	04
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Frame	02
Stories	1.5
Units	
Occupancy	00

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		09

NEIGHBORHOOD/LOC					
9004.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	1993	1,943	166,395
DCK	434	10	2011	43	3,683
FGR	406	55	2004	223	19,097
FOP	477	30	2004	143	12,246
FUS	841	100	1993	841	72,021
PTO	671	5	2004	34	2,912
UOP	348	20	1993	70	5,995
USP	612	30	2004	184	15,757
TOTALS	5,732			3,481	298,107

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	24	12	288.00	SF	40.00
2	0300	BOAT DCK W	0	100	50	4	200.00	SF	40.00
3	0350	CARPORT WD	0	100	24	15	360.00	SF	9.36
6	0351	CARPORT MT	0	100	50	18	900.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100	0005	OR	0.00	0.00	2.00
2	000100	C	RES	100	0005	OR	0.00	0.00	1.50

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,481	108.7900	114.23	397,635	1979	1979	0	0
1 SINGLE FAM 100% - 2026									
Heated Area: 2784									
HX Base Yr 2026									
29227 ST MARYS CIR, HILLIARD									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/08/2026 MLU									

TOTAL OB/XF									
10,075									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,310	
TOTAL MARKET OB/XF VALUE		10,075	
TOTAL LAND VALUE - MARKET		210,000	
TOTAL MARKET VALUE		540,385	
SOH/AGL Deduction		98,494	
ASSESSED VALUE		441,891	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		390,480	
TOTAL JUST VALUE		540,385	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		552,724	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002382	REPAIR/RRF	14,000	02/22/2023
21002233	REPAIR/RRF	4,400	02/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2775/163	3/06/2025	SW	U	I	11	100
GRANTOR: TINDALL EARL KEITH						
GRANTEE: GRANT RHONDA						
2527/1986	1/11/2022	LE	U	I	11	100
GRANTOR: RITSMA VIVIAN I						
GRANTEE: TINDALL EARL KEITH						

BUILDING NOTES									
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BUILDING DIMENSIONS
USP=[YR=2004] W51 S12 FGR=[YR=2004] S29 FOP=[YR=2004] S9
E53 N9 BAS=[YR=1993] E28 UOP=[YR=1993] E12 N10
PTO=[YR=2004] E25 N19 W18 N4 W49 S4 E42 S19 \$ N19 W12 S29 \$
N29 W67 S29 E39 \$ W53 \$ E14 N29 W14 \$ E51 N12 \$ PTR= N25
FUS=[YR=1993] N29 E29 DCK=[YR=2011] N1 E14 S31 W14 N30\$ S29
W29 \$ S25 \$.

[illegible]