PT OF LOTS 3 & 4
PT OR 676/68
CASE #2007DR-1550/613

JOHNS ERICA D
27121 HALLMAN ROAD
HILLIARD, FL 32046

2023

05-3N-24-2360-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

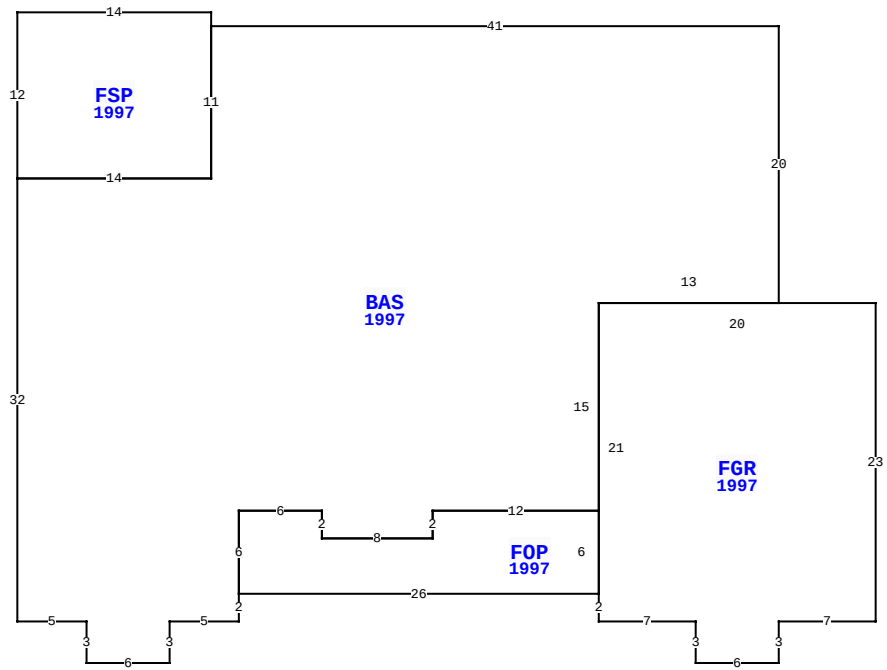
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1,738	162,155
FGR	478	55	263	24,538
FOP	140	30	42	3,919
FSP	168	40	67	6,251
TOTALS	2,524		2,110	196,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	127.2383	114.83	242,291	1997	1997	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 1998 Heated Area: 1738 HX Base Yr 1998



27121 HALLMAN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,861
TOTAL MARKET OB/XF VALUE		12,274
TOTAL LAND VALUE - MARKET		98,700
TOTAL MARKET VALUE		307,835
SOH/AGL Deduction		175,891
ASSESSED VALUE		131,944
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,944
TOTAL JUST VALUE		307,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973505	TEMP POLE	0	03/01/1997
B973718	NEW CONSTR	86,500	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W41 FSP=[YR=1997] N1 W14 S12 E14 N11 $ S11 W14 S32 E5 S3 E6 N3 E5 N2 FOP=[YR=1997] E26 FGR=[YR=1997] S2 E7 S3 E6 N3 E7 N23 W20 S21 $ N6 W12 S2 W8 N2 W6 S6 $ N6 E6 S2 E8 N2 E12 N15 E13 N20 $.

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
1	0810	CONCRETE A	0	100	0	0	1,020.00	SF	6.50	6.50	100	1997	1997	3	75	4,973	
2	0681	POLE SHED	0	100	36	22	792.00	SF	15.00	15.00	100	2005	2005	3	44	5,227	
3	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2005	2005	3	27	2,074	

LAND DESCRIPTION

TOTAL OB/XF 12,274

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	000115	C	SFR ACRES	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100	0005		0.00	0.00	2.29	AC		1.00	1.00	1.00	30,000.00	30,000.00	68,700							

REVIEW DATE 09/17/2018 BY TWA Total Acres: 3.29 Total Land Value: 98,700 Market: 0 Agricultural: 0 Common: 98,700 PRINTED 08/02/2023 BY SYS