BLK 92 LOTS 1 THRU 7
IN OR 603/728 & OR 1857/1618
TOWN OF HILLIARD WEST S/D OF

CRIBB LARRY G
27123 WEST 9TH AVENUE
HILLIARD, FL 32046

2023

08-3N-24-2380-0092-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

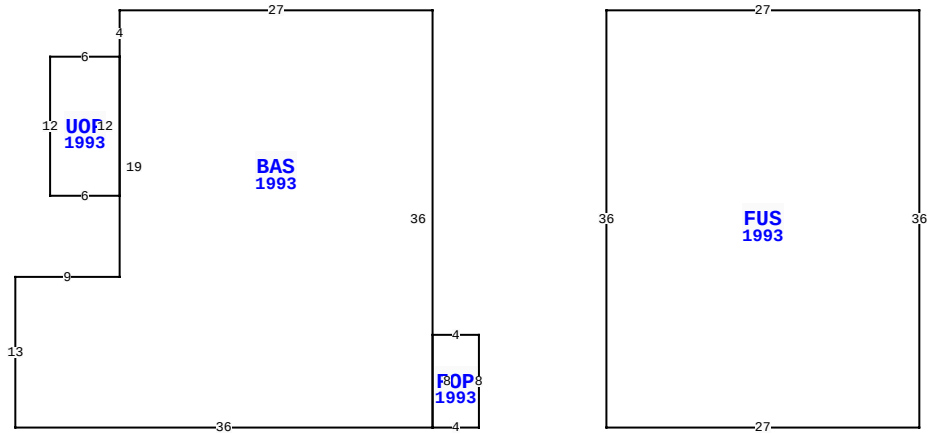
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1,089	80,817
FOP	32	30	10	742
FUS	972	100	972	72,135
UOP	72	20	14	1,039
TOTALS	2,165		2,085	154,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,085	105.9380	95.61	199,347	1972	1972	0	0	0	22.38	77.62

1 SINGLE FAM – 100% - 0 Heated Area: 2061 HX Base Yr



27123 W NINTH AVE, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,733
TOTAL MARKET OB/XF VALUE		3,306
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		210,539
SOH/AGL Deduction		108,035
ASSESSED VALUE		102,504
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,504
TOTAL JUST VALUE		210,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1833	REMODEL	2,000	08/06/2004
9501005	REPAIR/RRF	1,400	01/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0354/0251	2/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						
0177/0312	8/02/1974	WD	Q	I		16,300
GRANTOR: WICHMAN WALTER C & RE						
GRANTEE: CASON GLYNN H & MYR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S4 UOP=[YR=1993] W6 S12 E6 N12$ S19 W9 S13 E36 FOP=[YR=1993] E4 N8 W4 S8$ N36$ PTR= E15FUS=[YR=1993] E27 S36 W27 N36$ 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0810	CONCRETE A	0	100	18	17	306.00	SF	6.50	6.50	100	2000	2000	3	80	1,591	

LAND DESCRIPTION

TOTAL OB/XF 3,306

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	SFR	100	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							
2	000100	C	SFR	100	0006	R2	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 09/28/2018 BY TWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS