BLK 103 LOTS 18 THRU 24
IN OR 1203/1249
TOWN OF HILLIARD WEST S/D OF

FALES TINA D
27578 WEST 6TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0103-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

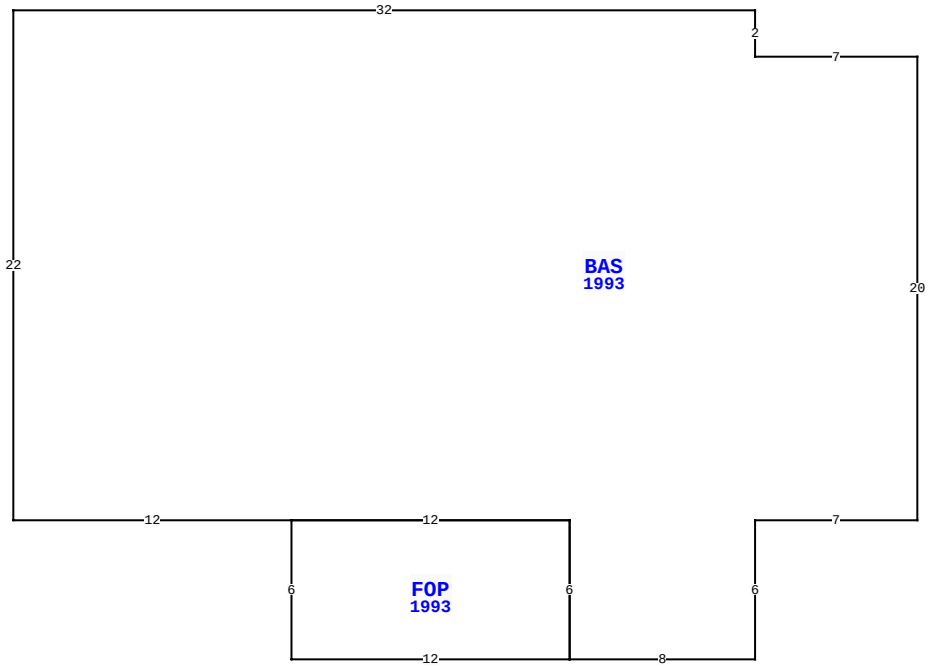
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	892	100	892	64,442
FOP	72	30	22	1,589
TOTALS	964		914	66,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	914	103.6260	93.52	85,477	1960	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 100% - 2005 Heated Area: 892 HX Base Yr 2005



27578 W SIXTH 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		66,031
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		118,531
SOH/AGL Deduction		80,497
ASSESSED VALUE		38,034
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,034
TOTAL JUST VALUE		118,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/1249	1/26/2004	QC	U	I	06	100
GRANTOR: JONES MYRNA D & STEPH						
GRANTEE: FALES TINA D						
0478/0408	1/01/1986	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N2 W32 S22 E12 FOP=[YR=1993] S6 E12 N6 W12$ E12 S6 E8 N6 E7 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	RM4	175.00	125.00	175.00	FF		1.00	1.00	1.00	300.00	300.00	52,500							

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