BLOCK 106 LOTS 8 THRU 12
IN OR 1597/503 R583963
TOWN OF HILLIARD

REWIS WILLIAM B
27362 WEST 7TH STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0106-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 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
Quality	03	Quality Level 03

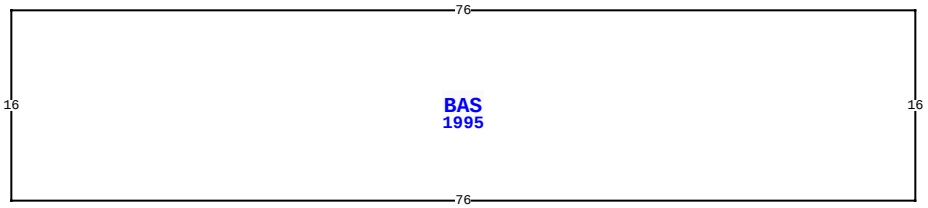
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	34,797
TOTALS	1,216		1,216	34,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.8000	81.76	99,420	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



27362 W SEVENTH AVE, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,797
TOTAL MARKET OB/XF VALUE	240
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	72,537
SOH/AGL Deduction	6,482
ASSESSED VALUE	66,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,055
TOTAL JUST VALUE	72,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1597/0503	12/15/2008	WD	U	I	06	8,300
GRANTOR: TERRA MAR INVESTMENTS						
GRANTEE: REWIS WILLIAM B						
1507/0683	6/22/2007	WD	U	I	06	2,500
GRANTOR: REWIS WILLIAM B JR &						
GRANTEE: TERRA MAR INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S16 E76 N16$.

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	1243	WD DECK F	0	0	15	10	150.00	SF	8.00	8.00	100	2000	2000	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	000102	C	SFR/MH	0	0005	R2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS