BLOCK 109 LOTS 18 THRU 24
IN OR 2051/901
TOWN OF HILLIARD

WEISEL JOSHUA
27456 MONTANA ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0109-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03

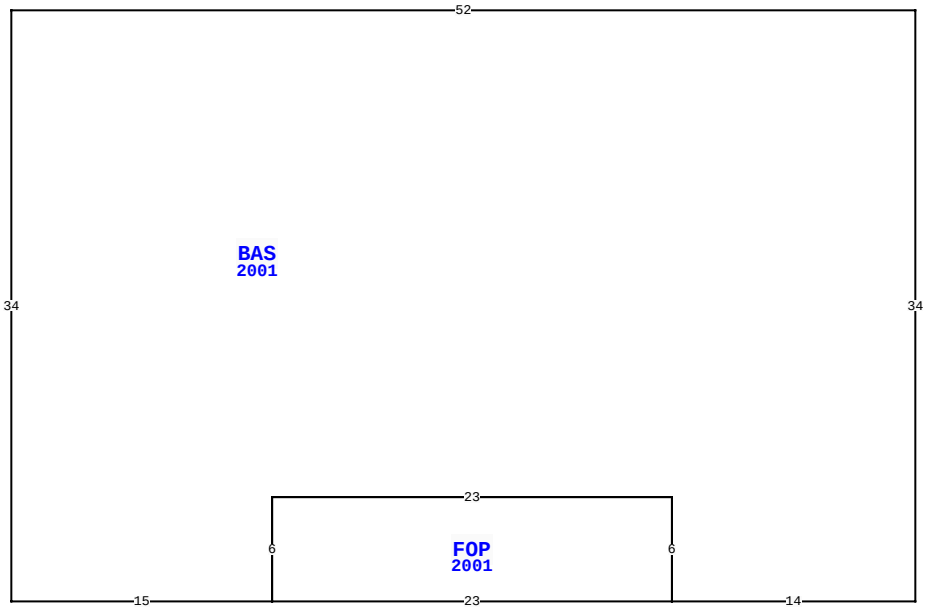
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	149,847
FOP	138	30	41	3,770
TOTALS	1,768		1,671	153,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	113.5000	102.43	171,161	2001	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1630 HX Base Yr 2017



27456 MONTANA ST, 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		153,617
TOTAL MARKET OB/XF VALUE		7,944
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		206,561
SOH/AGL Deduction		68,385
ASSESSED VALUE		138,176
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,176
TOTAL JUST VALUE		206,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-0867	NEW CONSTR	62,000	03/05/2001
01-0848	HOUSEMVING	0	02/06/2001
	MH MOVE-ON	0	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2051/0901	6/02/2016	SW	U	I	12	78,000
GRANTOR: FIRST FLORIDA CREDIT						
GRANTEE: WEISEL JOSHUA						
1951/1371	11/19/2014	QC	U	I	11	100
GRANTOR: OLIVER TERRY H & DONN						
GRANTEE: FIRST FLORIDA CREDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S34 E15 FOP=[YR=2001] E23 N6 W23 S6$ N6 E23 S6 E14 N34$.

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
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2002	2002	3	21	1,008	
4	0681	POLE SHED	0	100	15	20	300.00	SF	15.00	15.00	100	2002	2002	3	32	1,440	
5	0812	CONCRETE C	0	100	0	0	1,066.00	SF	4.00	4.00	100	2002	2002	3	83	3,539	
6	0350	CARPORT WD	0	100	24	16	480.00	SF	13.00	13.00	100	2002	2002	3	21	1,310	
7	0810	CONCRETE A	0	100	24	5	120.00	SF	6.50	6.50	100	2002	2002	3	83	647	

LAND DESCRIPTION

TOTAL OB/XF 7,944

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	0005	R2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS