BLK 111 LOTS 15 & 16
IN OR 1916/1563
TOWN OF HILLIARD WEST S/D OF

CARVER DONALD K
27018 W 6TH AV
HILLIARD, FL 32046

2023

08-3N-24-2380-0111-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

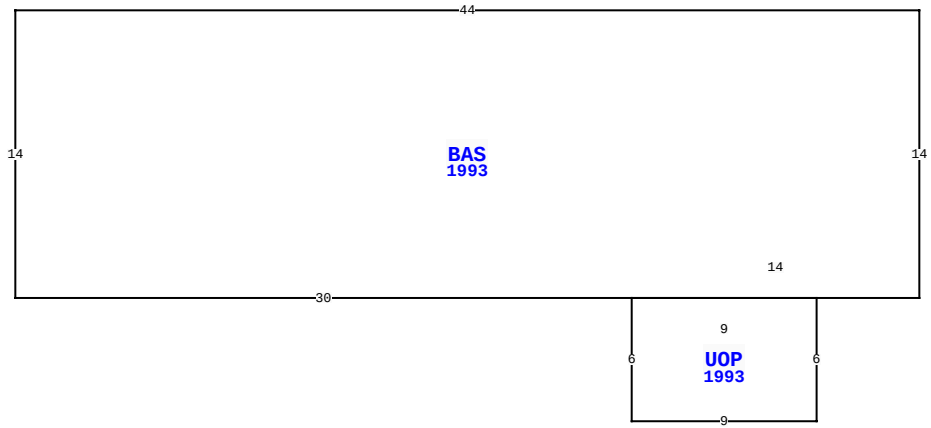
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	616	100	616	10,354
UOP	54	25	14	235
TOTALS	670		630	10,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	630	86.2000	56.03	35,299	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 616 HX Base Yr 2015



27018 W SIXTH 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		10,590
TOTAL MARKET OB/XF VALUE		2,270
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		27,860
SOH/AGL Deduction		12,465
ASSESSED VALUE		15,395
TOTAL EXEMPTION VALUE	HX HB	15,395
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		24,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/1563	5/13/2014	QC	U	I	11	100
GRANTOR: CARVER ROBERT D						
GRANTEE: CARVER DONALD K						
1000/1185	8/01/2001	WD	Q	I		13,000
GRANTOR: VANZANT LARRY D & SUZ						
GRANTEE: MOORE CLARICE Y & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S14 E30 UOP=[YR=1993] S6 E9 N6 W9 $ E14 N14 $.

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	0940	SHEDS/PORT	0	100	8	12	96.00	SF	21.30	21.30	100	1990	1990	3	20	409	
2	0810	CONCRETE A	0	100	19	9	171.00	SF	4.23	4.23	100	2000	2000	3	80	578	
3	0680	POLE SHED	0	100	9	19	171.00	SF	10.00	10.00	100	2013	2013	3	75	1,283	

LAND DESCRIPTION

TOTAL OB/XF 2,270

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	100	0005	R2	50.00	125.00	50.00	FF		1.00	1.00	1.00	300.00	300.00	15,000							

REVIEW DATE 02/01/2017 BY TWSB Total Acres: 0.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/02/2023 BY SYS