BLOCK 117 LOTS 20 THRU 24
IN OR 2390/872
TOWN OF HILLIARD

TEAM SARAH NELL L/E/
27406 MISSOURI ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0117-0200

BUILDING CHARACTERISTICS

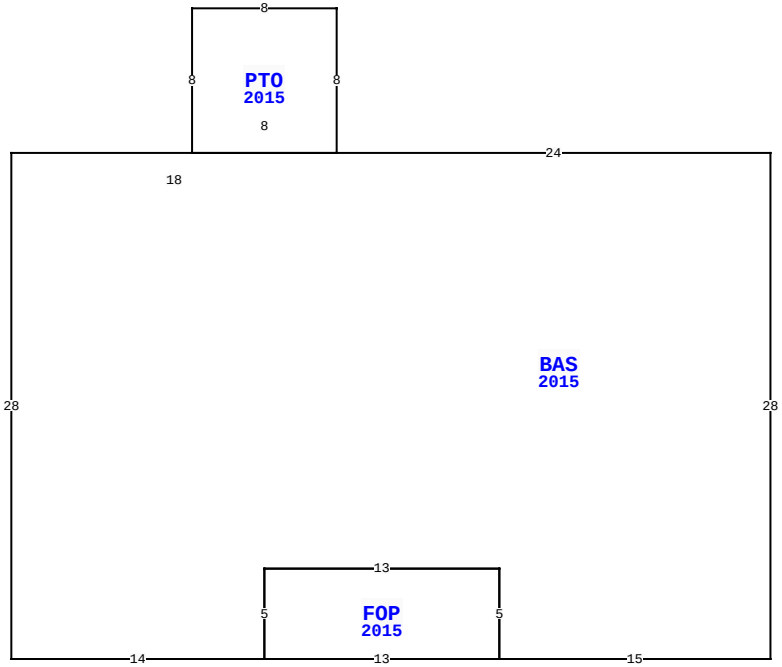
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,111	100	1,111	120,161
FOP	65	30	20	2,163
PTO	64	5	3	325
TOTALS	1,240		1,134	122,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	123.5430	111.50	126,441	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1111 HX Base Yr 2018



27406 MISSOURI ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,648
TOTAL MARKET OB/XF VALUE		599
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		160,747
SOH/AGL Deduction		56,612
ASSESSED VALUE		104,135
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		49,135
TOTAL JUST VALUE		160,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/0872	8/26/2020	LE	U	I	11	100
GRANTOR: TEAM SARAH NELL						
GRANTEE: GUYNN MELISSA						
2137/1689	8/03/2017	WD	Q	I	02	124,500
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: TEAM WILLIE J & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 PTO=[YR=2015] N8 W8 S8 E8$ W18 S28 E14
FOP=[YR=2015] E13 N5 W13 S5$ N5 E13 S5 E15 N28$.

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	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	2015	2015	3	96	599	

LAND DESCRIPTION

TOTAL OB/XF 599

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	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 10/23/2018 BY TWX Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS