

BLOCK 119 LOTS 1 TO 6 &
13 TO 24
TOWN OF HILLIARD

MEAGHER JUDY R
27148 WEST FIFTH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0119-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 3													
Exterior Wall	05	AVERAGE 100	0100	01	1,640	78.5400	70.88	116,243	1957	1957	0	0	23.50	76.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1408												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	02	WALL BD/WD 100																										
Interior Floo	09	PINE WOOD 100																										
Air Condition	01	NONE 100																										
Heating Type	02	CONVECTION 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			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	1,408	100	1,408	76,346																								
USP	184	30	55	2,982																								
USP	192	30	58	3,145																								
UST	184	45	83	4,500																								
UST	80	45	36	1,952																								
TOTALS			2,048	1,640	88,926																							
EXTRA FEATURES			27148 W FIFTH AV, HILLIARD																									
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												
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1957	1957	3	20	700													
2	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	1957	1957	3	20	1,008													
4	0681	POLE SHED	0 100	10	14	140.00	SF	15.00	15.00	100	1957	1957	3	20	420													
5	0510	GARAGE WD-	0 100	30	50	1,500.00	SF	35.00	35.00	100	1978	1978	3	20	10,500													
7	0350	CARPORT WD	0 100	0	0	584.00	SF	8.58	8.58	100	1995	1995	3	20	1,002													
8	0940	SHEDS/PORT	0 100	8	12	96.00	SF	20.10	20.10	100	1995	1995	3	20	386													
TOTAL OB/XF 14,016																												
LAND DESCRIPTION			TOTAL OB/XF 14,016																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	RM4	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000											
2	000100	C	SFR	100	0006	RM4	150.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000											
REVIEW DATE 05/13/2022 BY TWA Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/02/2023 BY SYS																												

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