BLOCK 122 LOTS 17 THRU 20
TOWN OF HILLIARD

SKIPPER TAMMIE RENEE/BROWN KENNETH PAUL
27648 WEST 4TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0122-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

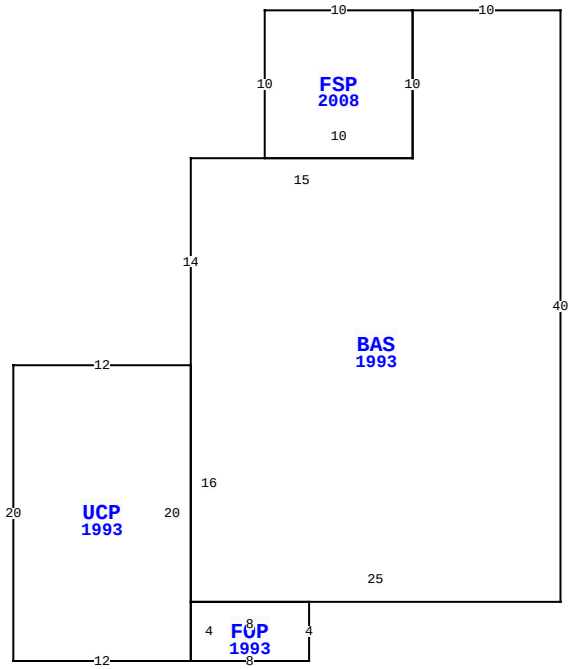
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100	850	56,203
FOP	32	30	10	662
FSP	100	40	40	2,645
UCP	240	20	48	3,174
TOTALS	1,222		948	62,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	948	87.4800	78.95	74,845	1956	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 0% - 0 Heated Area: 850 HX Base Yr



27648 W FOURTH AVE, 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	62,683
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	92,683
SOH/AGL Deduction	2,212
ASSESSED VALUE	90,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,471
TOTAL JUST VALUE	92,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0802012	CHNGE SRVC	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2505/1471	9/22/2021	QC	U	I	11	39,000
GRANTOR: SJM LLC						
GRANTEE: SKIPPER TAMMIE R &						
1617/1843	4/14/2009	QC	U	I	11	13,000
GRANTOR: SW RENTALS INC						
GRANTEE: SJM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=2008] W10 S10 E10 N10$ S10 W15 S14
UCP=[YR=1993] W12 S20 E12 FOP=[YR=1993] E8 N4 W8 S4$ N20$
S16 E25 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	RM4	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 11/05/2019 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS