BLOCK 125 LOTS 19 THRU 21
TOWN OF HILLIARD

HARRIS JOSHUA M & ALLISON H
27456 FOURTH AVE W
HILLIARD, FL 32046

2023

08-3N-24-2380-0125-0190

BUILDING CHARACTERISTICS

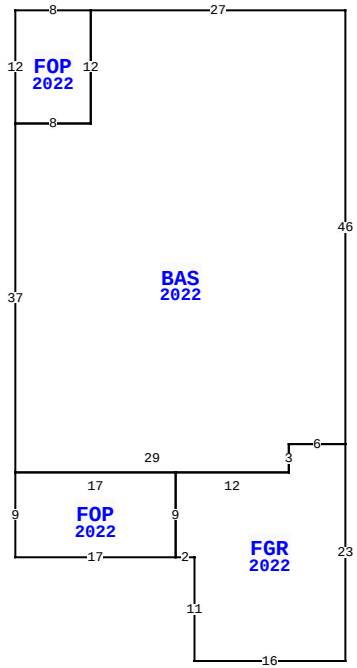
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,601	100	1,601	201,774
FGR	356	55	196	24,702
FOP	96	30	29	3,655
FOP	153	30	46	5,797
TOTALS	2,206		1,872	235,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,872	106.1340	126.03	235,928	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 1601 HX Base Yr



27456 W FOURTH AV, 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	235,928
TOTAL MARKET OB/XF VALUE	4,044
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	262,472
SOH/AGL Deduction	0
ASSESSED VALUE	262,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,472
TOTAL JUST VALUE	262,472
NCON VALUE	239,972
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/391	6/21/2023	WD	Q	I	01	320,000
GRANTOR: ACKERMANN JOHN M & EL						
GRANTEE: HARRIS JOSHUA M & A						
2573/1219	6/27/2022	WD	Q	I	01	350,000
GRANTOR: JONES DONNA S						
GRANTEE: ACKERMANN JOHN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FOP=[YR=2022] W8 S12 E8 N12$ S12 W8 S37 FOP=[YR=2022] S9 E17FGR=[YR=2022] E2 S11 E16 N23 W6 S3 W12 S9$ N9 W17$ E29 N3 E6 N46$.

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	0812	CONCRETE C	0	0	0	0	1,011.00	SF	4.00	4.00	100	2022	2022	3	100	4,044	

LAND DESCRIPTION

TOTAL OB/XF 4,044

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	000000	C	VAC RES	0		RM4	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 08/18/2022 BY WW Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/02/2023 BY SYS