BLOCK 128 LOTS 1 THRU 6
IN OR 1552/1480
TOWN OF HILLIARD

CALHOUN MICHAEL G
27395 IOWA ST
HILLIARD, FL 32046

**2023**

**08-3N-24-2380-0128-0010**

## 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 | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 06 | Quality Level 06 |

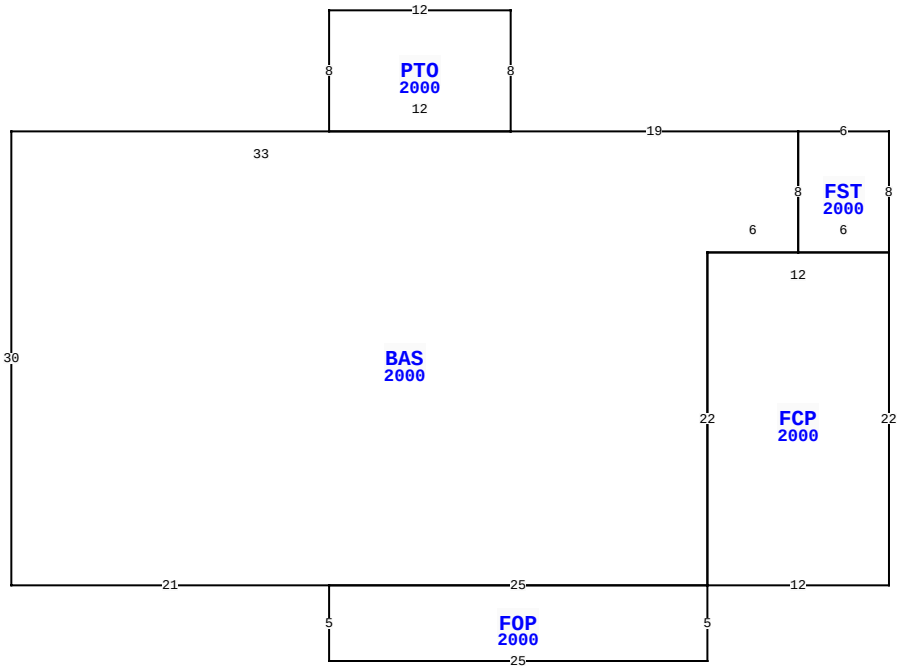
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,428 | 100 | 1,428 | 150,202 |
| FCP | 264 | 25 | 66 | 6,942 |
| FOP | 125 | 30 | 38 | 3,997 |
| FST | 48 | 55 | 26 | 2,735 |
| PTO | 96 | 5 | 5 | 526 |
| TOTALS | 1,961 | | 1,563 | 164,402 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,563 | 126.6840 | 114.33 | 178,698 | 2000 | 2005 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1428 HX Base Yr 2023




27395 IOWA ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 176,502 |
| TOTAL MARKET OB/XF VALUE | | 2,200 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 223,702 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 223,702 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 173,702 |
| TOTAL JUST VALUE | | 223,702 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 195,418 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20210152 | NEW SHED | 0 | 08/04/2021 |
| 20190140 | REPAIR/RRF | 0 | 05/14/2019 |
| 20190030 | REMODEL | 0 | 01/28/2019 |
| 9902015 | NEW CONSTR | 45,000 | 02/01/1999 |
| 9804048 | NEW CONSTR | 0 | 04/09/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1552/1480 | 2/26/2008 | WD | Q | I | | 150,000 |
| GRANTOR: LAWRENCE RICHARD S & | | | | | | |
| GRANTEE: CALHOUN MICHAEL G | | | | | | |
| 1397/0969 | 3/21/2006 | WD | Q | I | | 135,000 |
| GRANTOR: CORBITT MARKITA A & J | | | | | | |
| GRANTEE: LAWRENCE RICHARD S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=2000] W6 BAS=[YR=2000] W19 PTO=[YR=2000] N8 W12 S8 E12$ W33 S30 E21 FOP=[YR=2000] S5 E25 N5 FCP=[YR=2000] E12 N22 W12 S22$ W25$ E25 N22 E6 N8$ S8 E6 N8$.

## 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 | 423.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 2,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,200

| 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 | 0005 | R2 | 150.00 | 125.00 | 150.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 45,000 | | | | | | | |

REVIEW DATE 04/20/2022 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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**2023**

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

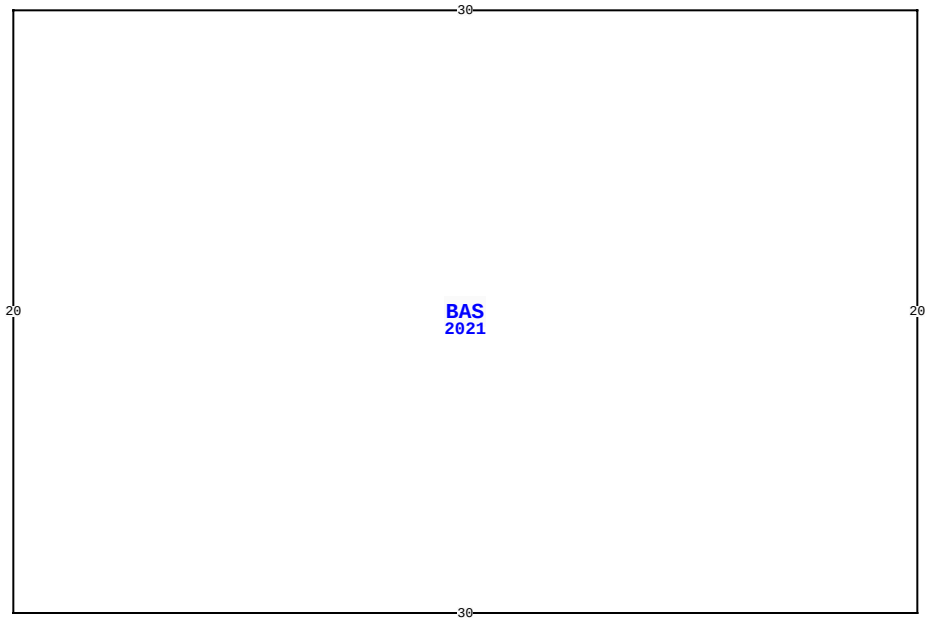
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 600 | 100 | 600 | 12,100 |
| TOTALS | 600 | | 600 | 12,100 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 600 | 58.1900 | 20.37 | 12,222 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 100% - 2023 Heated Area: 600 HX Base Yr 2023




27395 IOWA ST, HILLIARD

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| BLD DATE | | LGL DATE | |
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| GRANTOR: LAWRENCE RICHARD S & | | | | | | |
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| 1397/0969 | 3/21/2006 | WD | Q | I | | 135,000 |
| GRANTOR: CORBITT MARKITA A & J | | | | | | |
| GRANTEE: LAWRENCE RICHARD S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W30 S20 E30 N20$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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