BLOCK 128 LOTS 19 THRU 24
TOWN OF HILLIARD

REID JEFFERY BRIAN/STAFFORD SUSAN RAE
27246 W 4TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0128-0190

BUILDING CHARACTERISTICS

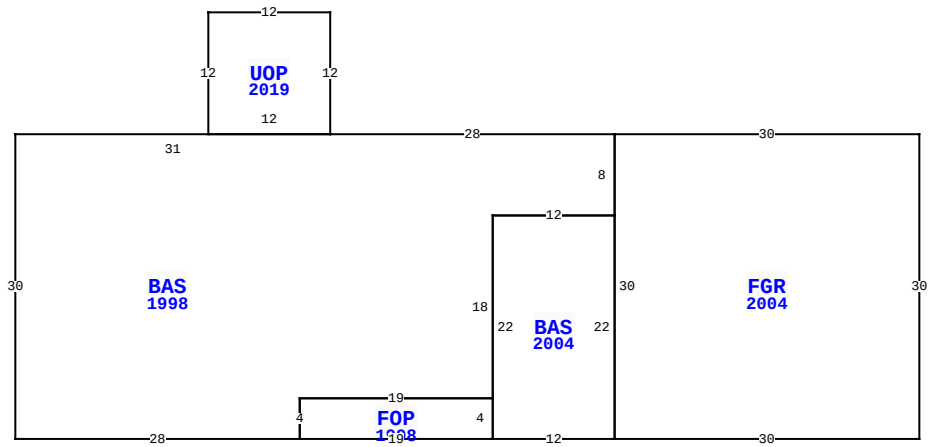
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,430	100	1,430	139,311
BAS	264	100	264	25,719
FGR	900	55	495	48,223
FOP	76	30	23	2,241
UOP	144	20	29	2,825
TOTALS	2,814		2,241	218,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,241	118.9524	107.35	240,571	1998	2003	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1694 HX Base Yr 2023



27246 W FOURTH AVE, HILLIARD

BLD DATE	03/03/2023 NW	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		218,318
TOTAL MARKET OB/XF VALUE		12,964
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		276,282
SOH/AGL Deduction		65,921
ASSESSED VALUE		210,361
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		155,361
TOTAL JUST VALUE		276,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220227	REPAIR/RRF	0	07/19/2022
0405124	GARAGE	9,072	05/03/2004
9712279	NEW CONSTR	61,368	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1285	3/25/2022	WD	U	I	11	100
GRANTOR: KELLY MICHAEL & KAREN						
GRANTEE: REID JEFFERY B & SU						
2550/0141	3/25/2022	WD	Q	I	01	309,000
GRANTOR: KELLY MICHAEL & KAREN						
GRANTEE: REID JEFFERY BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W30 BAS=[YR=1998] W28 UOP=[YR=2019] N12 W12 S12 E12 $ W31 S30 E28 FOP=[YR=1998] E19 BAS=[YR=2004] E12 N22 W12 S22 $ N4 W19 S4 $ N4 E19 N18 E12 N8 $ S30 E30 N30 $.

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	357.00	SF	6.50	6.50	100	1998	1998	3	77	1,787	
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2000	2000	3	29	4,872	
3	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	100	2004	2004	3	86	4,025	
4	0811	CONCRETE B	0	100	24	21	504.00	SF	5.20	5.20	100	2005	2005	3	87	2,280	

LAND DESCRIPTION

TOTAL OB/XF 12,964

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							
2	000100	C	SFR	100	0006	R2	50.00	125.00	50.00	FF		1.00	1.00	1.00	300.00	300.00	15,000							

REVIEW DATE 11/16/2022 BY WWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS