BLOCK 129 LOTS 21 THRU 24
IN OR 1208/117
TOWN OF HILLIARD

HOFFMAN JAMES DANIEL
PO BOX 818
HILLIARD, FL 32046-0818

2023

08-3N-24-2380-0129-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

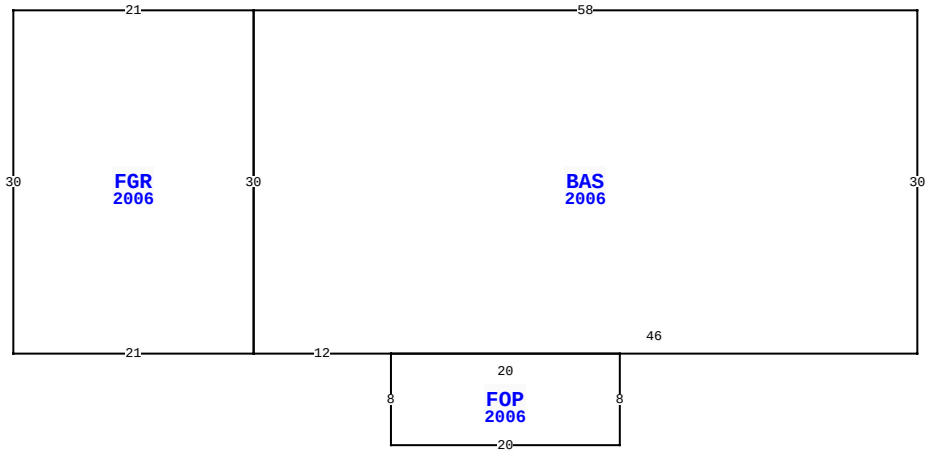
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,740	100	1,740	194,497
FGR	630	55	346	38,676
FOP	160	30	48	5,365
TOTALS	2,530		2,134	238,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,134	102.3120	121.50	259,281	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 0 Heated Area: 1740 HX Base Yr



27334 MONTANA ST, 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		238,539
TOTAL MARKET OB/XF VALUE		672
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		269,211
SOH/AGL Deduction		125,934
ASSESSED VALUE		143,277
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,277
TOTAL JUST VALUE		269,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1803	NEW CONSTR	91,520	06/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1208/0117	2/12/2004	QC	U	V	01	100
GRANTOR: HOFFMAN JAMES						
GRANTEE: HOFFMAN JAMES DANIE						
0845/1886	8/21/1998	QC	U	V	03	1,500
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: HOFFMAN JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W58 FGR=[YR=2006] W21 S30 E21 N30$ S30 E12
FOP=[YR=2006] S8 E20 N8 W20$ E46 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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2007	2007	3	35	672	

LAND DESCRIPTION

TOTAL OB/XF 672

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							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS