BLOCK 130 LOTS 21 THRU 24
IN OR 1105/1117
2011 FLTW SW/MH

BOBBITT PATRICIA C
27110 W 4TH AVE
HILLIARD, FL 32046-6838

2023

08-3N-24-2380-0130-0210

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

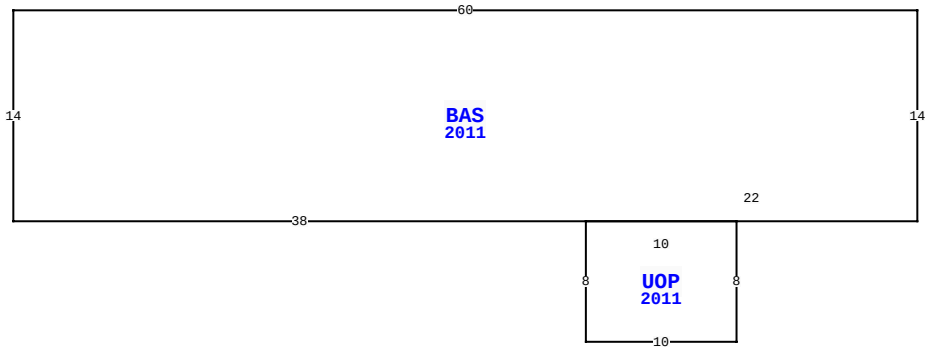
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	52,609
UOP	80	25	20	1,252
TOTALS	920		860	53,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	860	127.8200	89.47	76,944	2011	2011	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2012 Heated Area: 840 HX Base Yr 2012



27110 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		53,861
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		83,861
SOH/AGL Deduction		33,342
ASSESSED VALUE		50,519
TOTAL EXEMPTION VALUE	HX HB	25,519
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		83,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/1117	1/06/2003	WD	U	V	21	7,000
GRANTOR: MCINTURFF RICHARD & L						
GRANTEE: BOBBITT PATRICIA C						
0853/0630	10/22/1998	QC	U	V	03	5,000
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: MCINTURFF RICHARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S14 E38 UOP=[YR=2011] S8 E10 N8 W10$ E22 N14$.

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	000102	C	SFR/MH	100	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS