

BLK 131 LOTS 1 2 3 & PT LOT 4
IN OR 2434/1534
TOWN OF HILLIARD WEST S/D OF

CHRISTMAS KYLE
27044 W 5TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0131-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	30	VINYL 100	0900	01	1,537	116.7390	138.63	213,074	2002	2002	0	0	0	9.75	90.25	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023														Heated Area: 1377												HX Base Yr 2023											
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			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	1,377	100	1,377	172,282																																				
FGR	260	55	143	17,891																																				
FOP	56	30	17	2,127																																				
TOTALS			1,693	1,537	192,299																																			
EXTRA FEATURES			27044 W FIFTH AVE, HILLIARD																																					
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																							
1	0811	CONCRETE B	0	100	0	0	904.00	SF	5.20	5.20	100	2002	2002	3	83	3,902																								
2	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2004	2004	3	40	600																								
LAND DESCRIPTION			TOTAL OB/XF													4,502																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	90.00	125.00	90.00	FF		1.00	1.00	1.00	300.00	300.00	27,000																							
REVIEW DATE 04/05/2022 BY TWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/02/2023 BY SYS																																								