

BLK 131 LOTS 8, 9, 10, 11 & 12
IN OR 1032/1249
TOWN OF HILLIARD WEST S/D OF

GRAY NONA L EST
27361 GEORGIA STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0131-0080



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	03
Occupancy	00

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	6001.00	06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	99,406
FSP	36	40	14	1,145
FST	48	55	26	2,126
UOP	21	20	4	327

TOTALS	1,321		1,260	103,003
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EXTRA FEATURES	
L N	OB/XF CODE
2	0680
3	0940
4	0812

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,260	108.1600	97.61	122,989	1976	1986	0	0	0	16.25
1 SINGLE FAM - 0% - 2023											
Heated Area: 1216											
HX Base Yr											
27361 GEORGIA ST, 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
2	0680	POLE SHED	0	0	24	24		576.00	SF	10.00	10.00	100	1985	1985	3	20	1,152	
3	0940	SHEDS/PORT	0	0	12	8		96.00	SF	21.30	21.30	100	1990	1990	3	20	409	
4	0812	CONCRETE C	0	0	0	0		3,187.00	SF	4.00	4.00	100	2007	2007	3	89	11,346	

LAND DESCRIPTION		TOTAL OB/XF 12,907																	
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
1	000100	C	SFR	0	0006	R2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		103,003	
TOTAL MARKET OB/XF VALUE		12,907	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		153,410	
SOH/AGL Deduction		0	
ASSESSED VALUE		153,410	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		153,410	
TOTAL JUST VALUE		153,410	
NCON VALUE		115,910	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0903037	REPAIR/RRF	4,000	03/20/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1032/1249	1/24/2002	WD	U	I	21
					58,000
GRANTOR: RAY HERBERT L					
GRANTEE: GRAY JOHN C SR & NO					
0970/1162	2/12/2001	WD	Q	I	
					46,500
GRANTOR: GODWIN JAMES F III &					
GRANTEE: RAY HERBERT L					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FST=[YR=1993] W8 BAS=[YR=1993] W42 S26 E28 FSP=[YR=2009] E9 N4 W9 S4 \$ N4 E9 S4 E13 N15 UOP=[YR=2009] E3 N7 W3 S7\$ N5 W8 N6\$ S6 E8 N6\$.	