BLK 131 LOTS 13,14,15 & 16
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

DONNELLY SEAN PATRICK/WARD CHELSEY LYNN
27333 GEORGIA STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0131-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

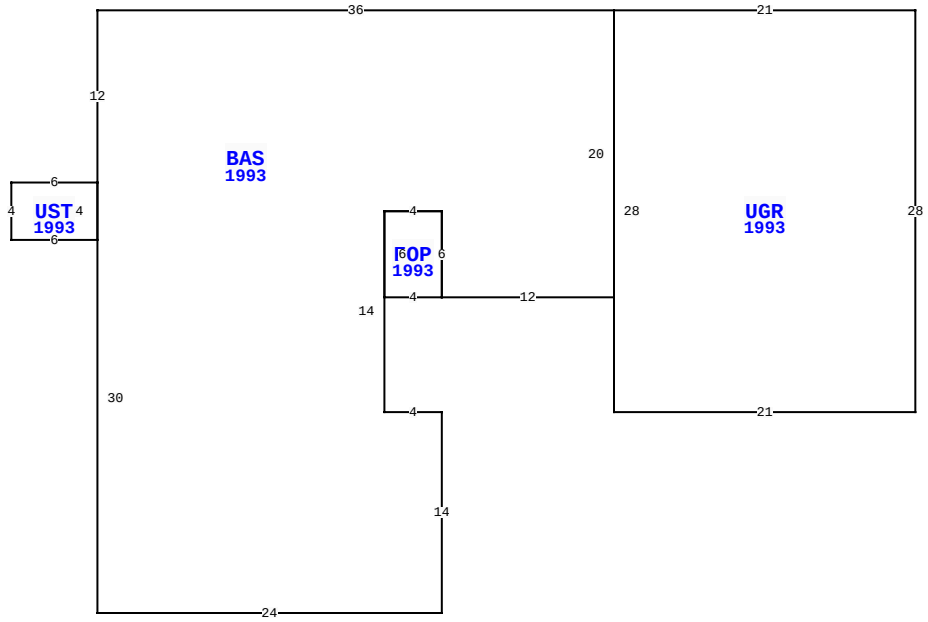
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1,192	153,240
FOP	24	30	7	900
UGR	588	45	265	34,068
UST	24	45	11	1,414
TOTALS	1,828		1,475	189,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,475	110.4660	131.18	193,490	1987	2017	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 2023 Heated Area: 1192 HX Base Yr



27333 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	189,620
TOTAL MARKET OB/XF VALUE	4,880
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	224,500
SOH/AGL Deduction	0
ASSESSED VALUE	224,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,500
TOTAL JUST VALUE	224,500
NCON VALUE	4,880
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220035	REMODEL	0	02/03/2022
20160136	REPAIR/RRF	0	09/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0487	6/16/2022	WD	Q	I	01	307,000
GRANTOR: DIANA DEAN & NATALIE						
GRANTEE: DONNELLY SEAN PATRI						
2511/0109	11/01/2021	WD	U	I	37	30,000
GRANTOR: CORTEZ SHERRY						
GRANTEE: DIANA DEAN & NATALI						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W21 BAS=[YR=1993] W36 S12 UST=[YR=1993] W6 S4 E6 N4$ S30 E24 PTR=E5 N14 E7 N8 W12 FOP=[YR=1993] N6 W4 S6 E4$ W4 S8 E4 S14$ N14 W4 N14 E4 S6 E12 N20$S28 E21 N28$.

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	0812	CONCRETE C	0	0	0	0	1,220.00	SF	4.00	4.00	100	2022	2022	3	100	4,880	

LAND DESCRIPTION

TOTAL OB/XF 4,880

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	0	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 11/16/2022 BY WW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS