

BLK 131 LOTS 17 THRU 24
IN OR 2165/1905
TOWN OF HILLIARD WEST S/D OF

WESSON FRANCES JOANNE
27048 WEST FOURTH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0131-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	

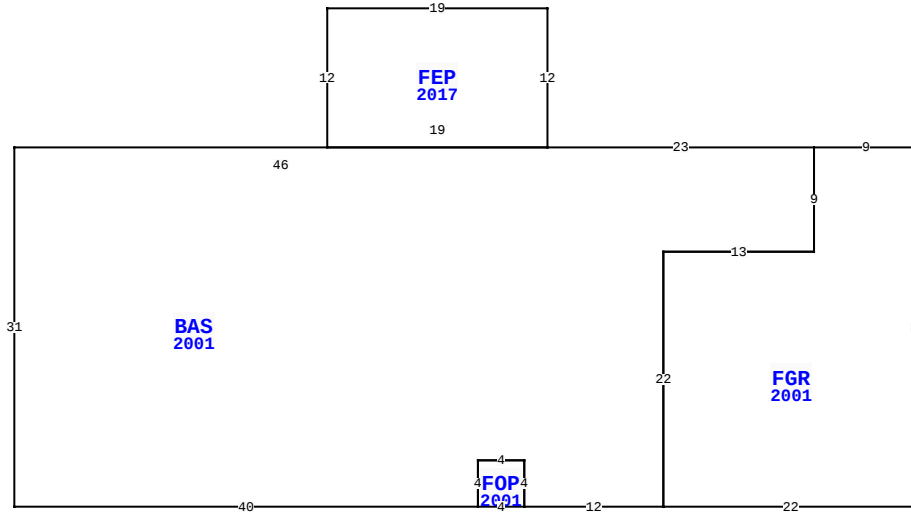
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	1,837	183,012
FEP	228	80	182	18,132
FGR	565	55	311	30,984
FOP	16	30	5	498

TOTALS	2,646		2,335	232,626
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,164.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	32	12	384.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R2	200.00	125.00	200.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,335	99.5778	118.25	276,114	2001	2001	0	0	15.75	84.25
1 SNGL FAM - 100% - 2019 Heated Area: 1837 HX Base Yr 2019											



27048 W FOURTH AVE, HILLIARD

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	232,626		
TOTAL MARKET OB/XF VALUE	6,289		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	298,915		
SOH/AGL Deduction	138,349		
ASSESSED VALUE	160,566		
TOTAL EXEMPTION VALUE	HX HB WX VX		
BASE TAXABLE VALUE	100,566		
TOTAL JUST VALUE	298,915		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	260,808		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210068	MANUF.SHED	0	03/31/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2165/1905	12/12/2017	WD	Q	I	01	197,000	
GRANTOR: LAWRENCE CAROL S							
GRANTEE: WESSON FRANCES JOAN							
0718/1018	11/21/1994	QC	Q	V		1,900	
GRANTOR: TIITF/STATE OF FLORID							
GRANTEE: LAWRENCE ROBERT & C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2001] W9 BAS=[YR=2001] W23 FEP=[YR=2017] N12 W19 S12 E19\$ W46 S31 E40 FOP=[YR=2001] E4 N4 W4 S4\$ N4 E4 S4 E12 N22 E13 N9\$ S9 W13 S22 E22 N31\$.											