BLOCK 133 LOTS 19 TO 24
IN OR 2179/423
TOWN OF HILLIARD

MUSGROVE SARAH E & KELLY F
27116 W 3RD AVE
HILLIARD, FL 32046-7936

2023

08-3N-24-2380-0133-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

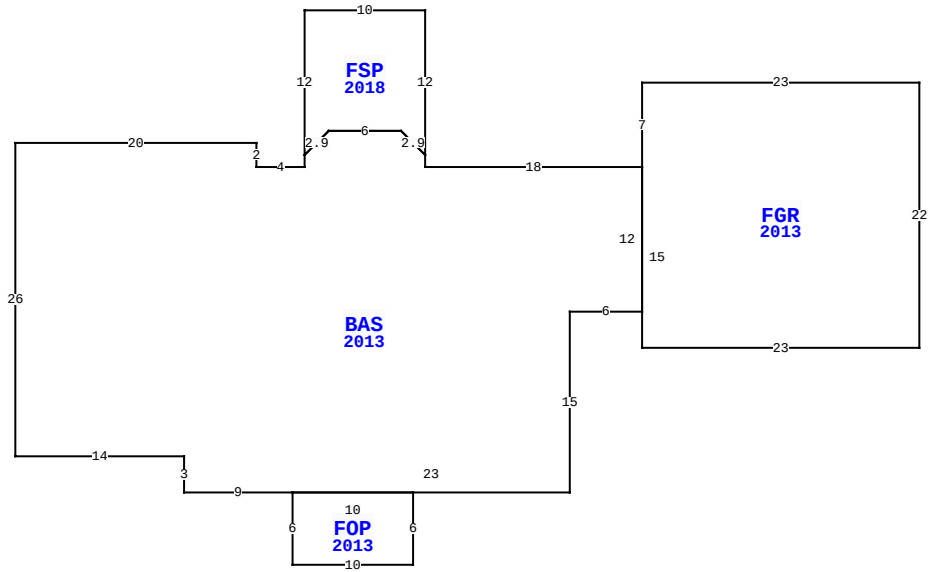
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,338	100	1,338	157,275
FGR	506	55	278	32,678
FOP	60	30	18	2,115
FSP	104	40	42	4,937
TOTALS	2,008		1,676	197,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,676	139.2650	125.69	210,656	2013	2013	0	0	0	6.48	93.52

2 SINGLE FAM – 100% - 2019 Heated Area: 1338 HX Base Yr 2019



27116 W THIRD 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		197,005
TOTAL MARKET OB/XF VALUE		4,992
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		246,997
SOH/AGL Deduction		82,603
ASSESSED VALUE		164,394
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,394
TOTAL JUST VALUE		246,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200125	CARPORT	0	06/05/2020
20180122	SWIM POOL	0	05/30/2018
20120127	H/AC	0	08/31/2012
20120128	NEW CONSTR	0	08/31/2012
20120129	NEW CONSTR	0	08/31/2012
20120118	SFR	0	08/16/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/0423	2/16/2018	WD	Q	I	01	165,000
GRANTOR: KICKLIGHTER PATRICIA						
GRANTEE: MUSGROVE SARAH E &						
1735/0202	4/21/2011	WD	U	I	15	15,000
GRANTOR: PERKINS DENNIS L & PA						
GRANTEE: KICKLIGHTER PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W23 S7 BAS=[YR=2013] W18 N1 FSP=[YR=2018] N12 W10 S12 U2 R2 E6 D2 R2 $ U2 L2 W6 D2 L2 S1 W4 N2 W20 S26 E14 S3 E9 FOP=[YR=2013] S6 E10 N6 W10$ E23 N15 E6 N12$ S15 E23 N22$.

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
4	0811	CONCRETE B	0	100	38	17	646.00	SF	5.20	5.20	100	2012	2012	3	94	3,158	
5	0810	CONCRETE A	0	100	0	0	285.00	SF	6.50	6.50	100	2019	2019	3	99	1,834	

LAND DESCRIPTION

TOTAL OB/XF 4,992

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	100	0005	R2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 10/08/2020 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS