

BLOCK 134 LOTS 1 THRU 4
IN OR 853/1223
TOWN OF HILLIARD

LAWSON ROBERT & JOSETTA
27302 MONTANA STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0134-0010



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	PAGE 1 of 1 3														
Exterior Wall	05	AVERAGE 100	0100	01	1,407	113.3600	102.31	143,950	1999	2004	0	0	0	8.50	91.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1999														Heated Area: 1344													
Roof Cover	03	COMP SHNGL 100															HX Base Yr 1999													
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 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																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
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	960	100	960	89,869																										
FOP	16	30	5	468																										
FOP	192	30	58	5,430																										
FUS	384	100	384	35,948																										
TOTALS			1,552	1,407	131,714																									
EXTRA FEATURES			27302 MONTANA 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	1242	WD DECK A	0 100	20	8	160.00	SF	10.00	10.00	100	2002	2002	3	21	336															
3	0510	GARAGE WD-	0 100	20	22	440.00	SF	35.00	35.00	100	1997	1997	3	26	4,004															
4	0811	CONCRETE B	0 100	0	0	507.00	SF	5.20	5.20	100	1997	1997	3	75	1,977															
5	0810	CONCRETE A	0 100	0	0	156.00	SF	6.50	6.50	100	1999	1999	3	79	801															
6	0476	VF 6 SBPL	0 100	0	0	210.00	LF	32.00	32.00	100	2006	2006	3	72	4,838															
LAND DESCRIPTION																	TOTAL OB/XF 11,956													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000													
REVIEW DATE 10/13/2020 BY TWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																														