BLOCK 134 LOTS 5 6 7 & 8
IN OR 1327/1973
TOWN OF HILLIARD

PENSA ROBERT P
27173 WEST 4TH AVE
HILLIARD, FL 32046-6839

2023

08-3N-24-2380-0134-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

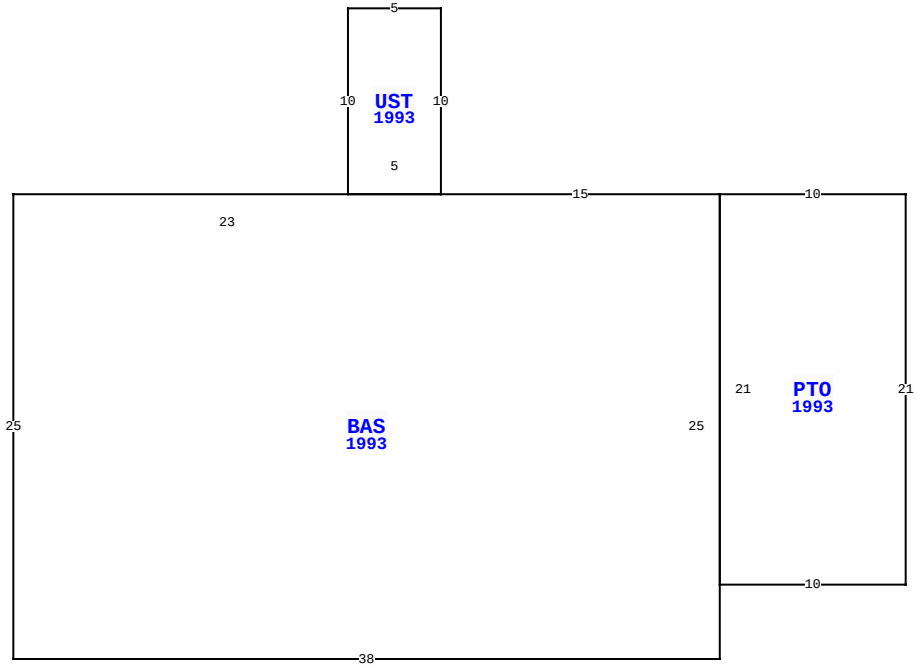
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	950	67,172
PTO	210	5	10	707
UST	50	45	22	1,555
TOTALS	1,210		982	69,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	982	100.4400	90.65	89,018	1973	1978	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2005 Heated Area: 950 HX Base Yr 2005



27173 W FOURTH 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		69,434
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		99,434
SOH/AGL Deduction		42,929
ASSESSED VALUE		56,505
TOTAL EXEMPTION VALUE	HX HB	31,505
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/0096	9/14/2015	QC	U	I	11	100
GRANTOR: BARON DANIEL						
GRANTEE: HOFFMAN JAMES						
1327/1973	6/23/2005	QC	U	I	06	100
GRANTOR: HOFFMAN JAMES J						
GRANTEE: PENSA ROBERT P						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W10 BAS=[YR=1993] W15 UST=[YR=1993] N10 W5 S10 E5$ W23 S25 E38 N25$ S21 E10 N21$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 WWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS