BLOCK 136 LOTS 7 THRU 12
IN OR 1738/1029
R497997 & R497998

GUYNN CLARA
PO BOX 777
HILLIARD, FL 32046

2023

08-3N-24-2380-0136-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	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
Quality	03	Quality Level 03

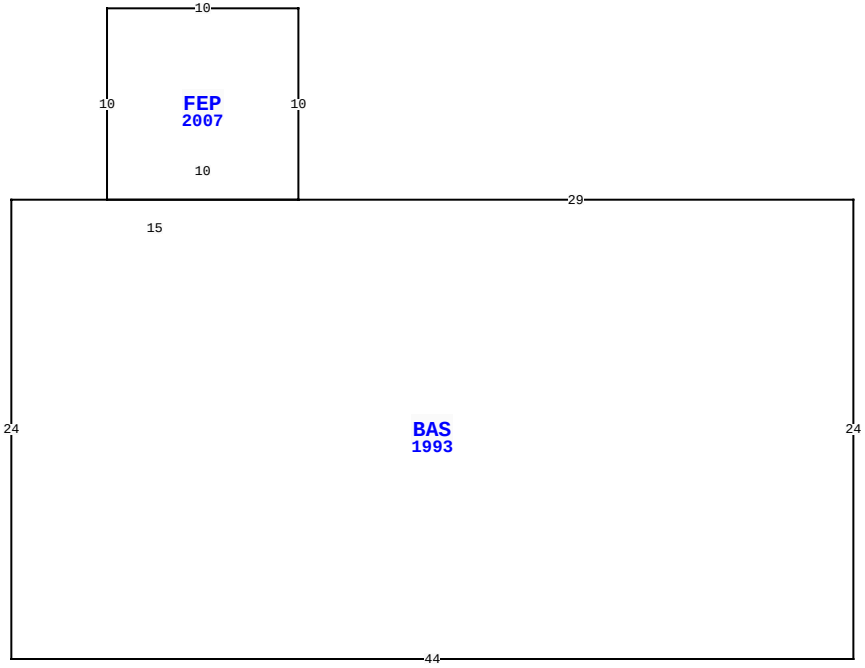
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	25,864
FEP	100	85	85	2,082
TOTALS	1,156		1,141	27,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,141	125.6000	81.64	93,151	1991	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1141 HX Base Yr



27299 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	27,945
TOTAL MARKET OB/XF VALUE	1,264
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	74,209
SOH/AGL Deduction	14,839
ASSESSED VALUE	59,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,370
TOTAL JUST VALUE	74,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0804044	REPAIR/RRF	400	04/21/2008
0605082	OTHER	900	05/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1738/1029	5/11/2011	WD	Q	I	02	75,000
GRANTOR: GREENSTEIN EDWARD A &						
GRANTEE: GUYNN CLARA						
0974/0230	3/08/2001	WD	Q	I		50,800
GRANTOR: NOBLES RAYMOND A & SO						
GRANTEE: GREENSTEIN EDWARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FEP=[YR=2007] N10 W10 S10 E10$ W15 S24 E44 N24$.

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
6	0756	FEP	0	0	13	8	104.00	SF	27.00	27.00	100	2009	2009	3	45	1,264	

LAND DESCRIPTION

TOTAL OB/XF 1,264

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	000102	C	SFR/MH	0	0006	R2	25.00	125.00	25.00	FF		1.00	1.00	1.00	300.00	300.00	7,500							
2	000102	C	SFR/MH	0	0006	R2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS