

BLOCK 137 LOTS 1 TO 4 INC
IN OR 2158/1275
TOWN OF HILLIARD

DICKINSON LORIE LYNN/KUNCHO KATIE LYNN
27302 MISSOURI ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0137-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,140	100	1,140	83,781
UOP	280	20	56	4,116
UST	60	45	27	1,984
UST	230	45	104	7,643

TOTALS	1,710	1,327	97,524
--------	-------	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	10	17	170.00	SF	6.50	
3	0810	CONCRETE A	0 100	24	9	216.00	SF	6.50	
4	0810	CONCRETE A	0 100	0	0	150.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R2	100.00	125.00	100.00

REVIEW DATE 10/08/2020 BY TWX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,327	113.0480	102.03	135,394	1975	1980	0	0	27.97	72.03	
1 SINGLE FAM - 100% - 2018 Heated Area: 1140 HX Base Yr 2018												
27302 MISSOURI ST, HILLIARD												

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0 100	10	17	170.00	SF	6.50	6.50	100	1980	1980
3	0810	CONCRETE A	0 100	24	9	216.00	SF	6.50	6.50	100	1992	1992
4	0810	CONCRETE A	0 100	0	0	150.00	SF	6.50	6.50	100	1994	1994

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100	0006	R2	100.00	125.00	100.00	FF		1.00

Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1 3												
VALUATION BY STANDARD												
Tax Group: 3 Tax Dist:												
BUILDING MARKET VALUE 97,524												
TOTAL MARKET OB/XF VALUE 1,997												
TOTAL LAND VALUE - MARKET 30,000												
TOTAL MARKET VALUE 129,521												
SOH/AGL Deduction 51,481												
ASSESSED VALUE 78,040												
TOTAL EXEMPTION VALUE HX HB 50,000												
BASE TAXABLE VALUE 28,040												
TOTAL JUST VALUE 129,521												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 112,505												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200115	REPAIR/RRF	0	05/21/2020
9303019	REMODEL	900	03/11/1993
04-052	SWIM POOL	0	04/21/1992
03-0008	ADDITION	650	03/14/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2158/1275	11/16/2017	WD	U	I	30	24,500	
GRANTOR: KUNCHO KATIE LYNN F/K							
GRANTEE: KUNCHO KATIE LYNN &							
1855/1092	5/01/2013	WD	Q	I	02	55,000	
GRANTOR: WINGATE STEVEN BLAND							
GRANTEE: DICKINSON KATIE L							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
UST=[YR=2012] W10 UST=[YR=1993] W10 BAS=[YR=1993] W5									
UOP=[YR=2012] N8 W35 S8 E35\$ W35 S24 E50 N18 W10 N6\$ S6 E10									
N6\$ S23 E10 N23\$.									