BLOCK 137 LOTS 13 14 15 & 16
IN OR 1129/1016
TOWN OF HILLIARD

THRIFT BETTINA M
55062 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2023

08-3N-24-2380-0137-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

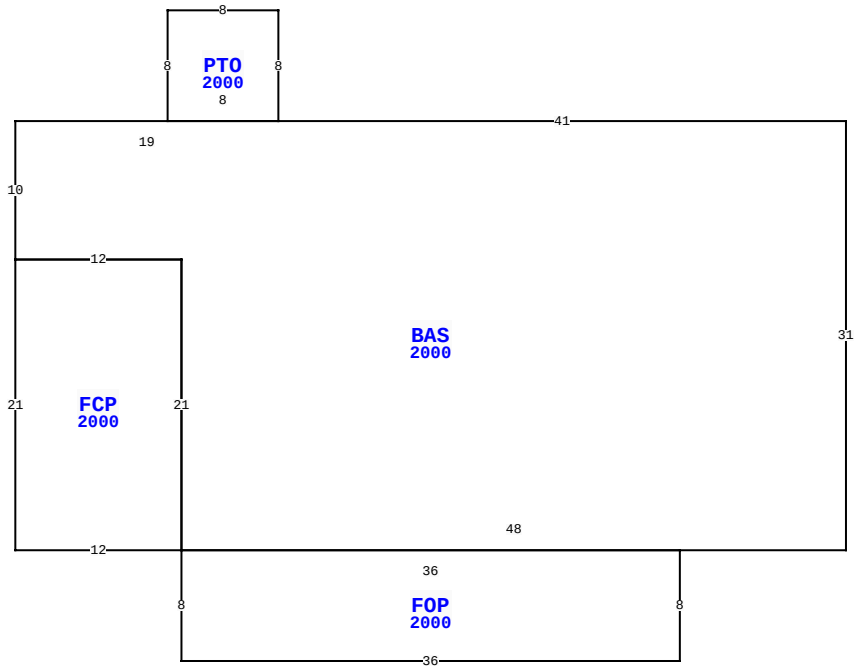
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	167,596
FCP	252	25	63	6,566
FOP	288	30	86	8,964
PTO	64	5	3	313
TOTALS	2,212		1,760	183,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,760	95.4000	113.29	199,390	2000	2005	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 1608 HX Base Yr



27275 MINNESOTA ST, 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	183,439
TOTAL MARKET OB/XF VALUE	22,313
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	235,752
SOH/AGL Deduction	47,599
ASSESSED VALUE	188,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,153
TOTAL JUST VALUE	235,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200107	REPAIR/RRF	0	05/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1129/1016	4/14/2003	WD	Q	I		108,000
GRANTOR: MILLAN RHONDA & THOMA						
GRANTEE: THRIFT BETTINA M						
0988/0855	5/25/2001	QC	U	I	01	32,500
GRANTOR: MILLAN RHONDA J &						
GRANTEE: MILLAN RHONDA & THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W41 PTO=[YR=2000] N8 W8 S8 E8$ W19 S10 FCP=[YR=2000] S21 E12 FOP=[YR=2000] S8 E36 N8 W36$ N21 W12 $ E12 S21 E48 N31$.

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
1	0811	CONCRETE B	0	0	42	12	504.00	SF	5.20	5.20	100	2000	2000	3	80	2,097	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2002	2002	3	21	403	
3	0811	CONCRETE B	0	0	0	0	833.00	SF	5.20	5.20	100	2004	2004	3	86	3,725	
4	0861	POOL GUNIT	0	0	0	0	378.00	SF	85.00	85.00	100	2004	2004	3	40	12,852	
5	0845	KOOL DECK	0	0	0	0	519.00	SF	7.25	7.25	100	2004	2004	3	86	3,236	

LAND DESCRIPTION

TOTAL OB/XF 22,313

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	0	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 10/08/2020 BY TWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS