BLOCK 138 LOTS 6 7 & 8
IN OR 1221/615
TOWN OF HILLIARD

HARRIS CHERYL M
27443 WEST 4TH STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0138-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

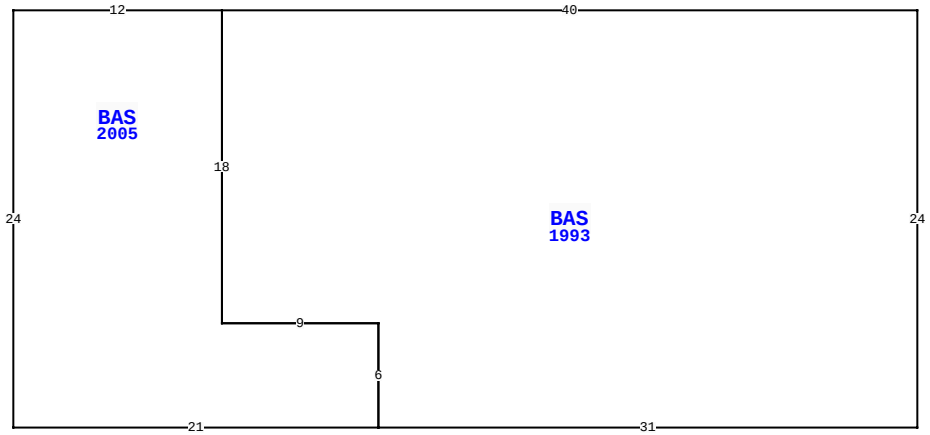
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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	906	100	906	69,933
BAS	342	100	342	26,399
TOTALS	1,248		1,248	96,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,248	104.9400	94.71	118,198	1959	1977	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 1248 HX Base Yr



27443 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	96,331
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	118,831
SOH/AGL Deduction	13,707
ASSESSED VALUE	105,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,124
TOTAL JUST VALUE	118,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210160	NEW ROOF	0	08/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1221/0615	4/12/2004	WD	Q	I		63,000
GRANTOR: ORENS LEA M						
GRANTEE: HARRIS CHERYL M						
0914/0023	1/04/2000	WD	U	I	21	20,000
GRANTOR: LAWRENCE DAVID & PENE						
GRANTEE: ORENS LEA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2005] W12 S24 E21 N6 W9 N18$ S18 E9 S6 E31 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

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	0	0006	RM4	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 11/09/2021 BY TWX Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/02/2023 BY SYS