BLOCK 139 LOTS 13 THRU 16
IN OR 1786/1364
1974 HILC SW/MH

BRANDIES SHEILA C
27267 OHIO ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0139-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

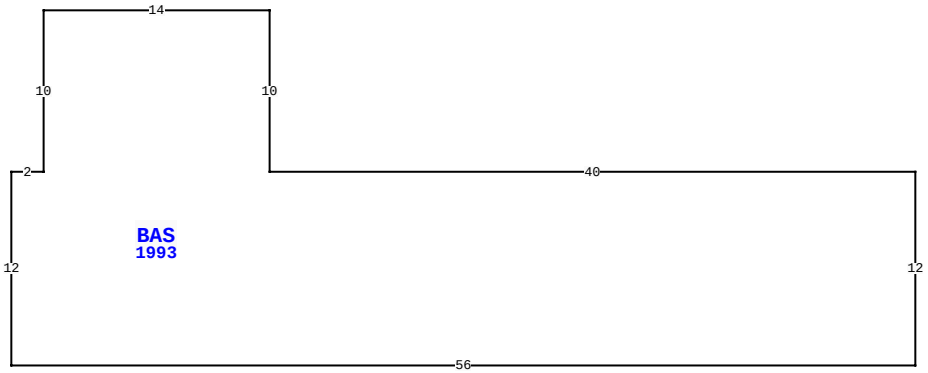
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	812	13,642
TOTALS	812		812	13,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	812	80.0000	56.00	45,472	1974	1974	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2013 Heated Area: 812 HX Base Yr 2013



27267 OHIO 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		13,642
TOTAL MARKET OB/XF VALUE		3,819
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		47,461
SOH/AGL Deduction		20,760
ASSESSED VALUE		26,701
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,701
TOTAL JUST VALUE		47,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		40,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1786/1364	3/23/2012	QC	U	I	11	100

GRANTOR: CREWS CHESTER T & CHR
GRANTEE: BRANDIES SHEILA C

BUILDING NOTES

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	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	1988	1988	3	20	256	
2	0940	SHEDS/PORT	0	100	10	14	140.00	SF	20.10	20.10	100	1985	1985	3	20	563	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2010	2010	3	50	3,000	

BUILDING DIMENSIONS

BAS=[YR=1993] W40 N10 W14 S10 W2 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 3,819

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	100	0006	RM4	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 09/28/2018 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS