BLOCK 141 LOTS 19 THRU 24
IN OR 1574/743
TOWN OF HILLIARD

HALL TONYA R
27526 WEST THIRD AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0141-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

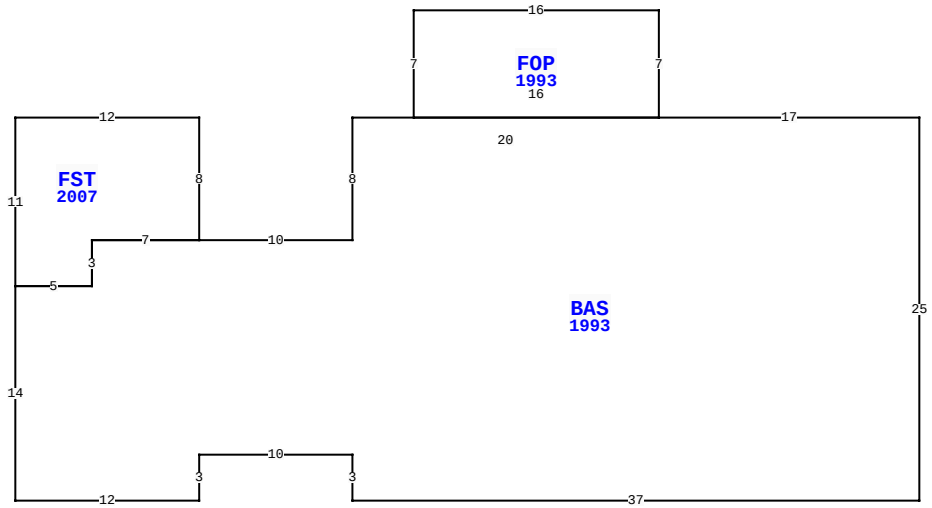
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,254	100	1,254	121,016
FOP	112	30	34	3,281
FST	111	55	61	5,887
TOTALS	1,477		1,349	130,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,349	130.0052	117.33	158,278	1955	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2009 Heated Area: 1254 HX Base Yr 2009



BLD DATE	07/29/2008 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

27526 W THIRD AVE, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,184
TOTAL MARKET OB/XF VALUE		22,913
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		198,097
SOH/AGL Deduction		95,906
ASSESSED VALUE		102,191
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,191
TOTAL JUST VALUE		198,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200128	CARPORT	0	06/09/2020
20150121	DEMOLITION	0	12/29/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/0743	6/30/2008	WD	U	I	25	80,000

GRANTOR: REED DONNIE H & C CHA
GRANTEE: HALL TONYA R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17FOP=[YR=1993] N7W16S7E16$
W20S8W10FST=[YR=2007] N8W12S11E5N3E7
$W7S3W5S14E12N3E10S3E37N25$.

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	0511	GARAGE CB-	0	100	28	24	672.00	SF	40.00	40.00	100	1991	1991	3	64	17,203	
2	0681	POLE SHED	0	100	16	11	176.00	SF	15.00	15.00	100	1985	1985	3	20	528	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1985	1985	3	20	322	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
5	0810	CONCRETE A	0	100	0	0	367.00	SF	6.50	6.50	100	2006	2006	3	88	2,099	
6	0820	WOOD WALK	0	100	12	8	96.00	SF	11.75	11.75	100	2007	2007	3	40	451	

LAND DESCRIPTION

TOTAL OB/XF 22,913

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	100	0006	RM4	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 10/03/2020 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS