BLK 145 LOTS 13 THRU 20
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

CHANCEY SHERRY WANDA L/E/
27492 WEST SECOND AVENUE
HILLIARD, FL 32046

2023

08-3N-24-2380-0145-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

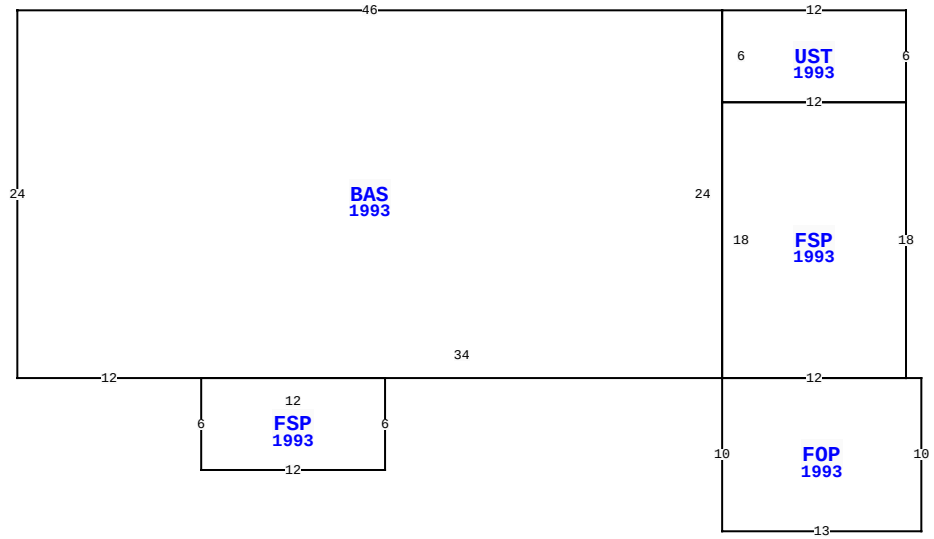
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,104	100	1,104	64,591
FOP	130	30	39	2,282
FSP	72	40	29	1,697
FSP	216	40	86	5,031
UST	72	45	32	1,872
TOTALS	1,594		1,290	75,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,290	94.6400	85.41	110,179	1959	1964	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 0 Heated Area: 1104 HX Base Yr



27492 W SECOND AV, 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		75,473
TOTAL MARKET OB/XF VALUE		2,151
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		131,624
SOH/AGL Deduction		69,513
ASSESSED VALUE		62,111
TOTAL EXEMPTION VALUE	HX HB	37,111
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160141	DEMOLITION	0	10/05/2016
20160139	MH MOVE-ON	0	10/04/2016
20120030	XFOB	0	03/15/2012
0683	REPAIR/RRF	6,800	08/18/2000
9710-253	MH MOVE-ON	0	10/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2105/0104	3/06/2017	LE	U	I	11	100
GRANTOR: CHANCEY SHERRY WANDA						
GRANTEE: HENDERSON ANDY K						
0548/0566	7/22/1988	QC	U	I	10	200
GRANTOR: DYAL B G						
GRANTEE: SIKES SHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W46 S24 E12 FSP=[YR=1993] S6 E12 N6 W12$ E34 FOP=[YR=1993] S10 E13 N10 W1 FSP=[YR=1993] N18 W12 S18 E12$ W12$ N24$ S6 E12 N6$.

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
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1982	1982	3	20	864	
5	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,287	

LAND DESCRIPTION

TOTAL OB/XF 2,151

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	200.00	125.00	200.00	FF		1.00	1.00	0.90	300.00	270.00	54,000							

REVIEW DATE 12/17/2018 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS