BLOCK 147 LOTS 18 19 20 21 22
23 & 24 OR 626/349
1/2 HX INT

LAURENDINE BENITA F &/LYNN CONSTANCE F EST
27206 MISSOURI ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0147-0180

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

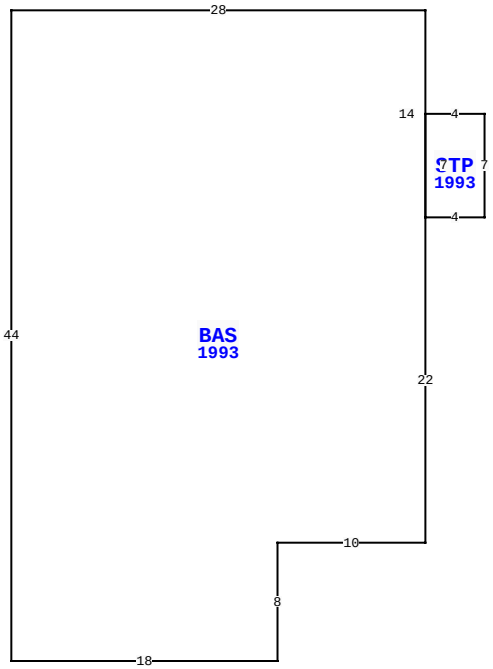
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	93,360
STP	28	10	3	243
TOTALS	1,180		1,155	93,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,155	109.1800	98.53	113,802	1960	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 50% - 2001 Heated Area: 1152 HX Base Yr 2001



27206 MISSOURI ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,602
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		146,102
SOH/AGL Deduction		7,092
ASSESSED VALUE		139,010
TOTAL EXEMPTION VALUE	HA HAB	42,222
BASE TAXABLE VALUE		96,788
TOTAL JUST VALUE		146,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0626/0349	5/15/1991	QC	U	I	01	100

GRANTOR: LYNN CONSTANCE

GRANTEE: LAURENDINE KEE ET A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S44 E18 N8 E10 N22 STP=[YR=1993] E4 N7 W4 S7$ N14$.

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	50	0006	R2	175.00	125.00	175.00	FF		1.00	1.00	1.00	300.00	300.00	52,500							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS