BLOCK 149 LOTS 13 THRU 16
IN OR 1717/989
TOWN OF HILLIARD

COWART TAMMY R
27214 WEST 2ND AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0149-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

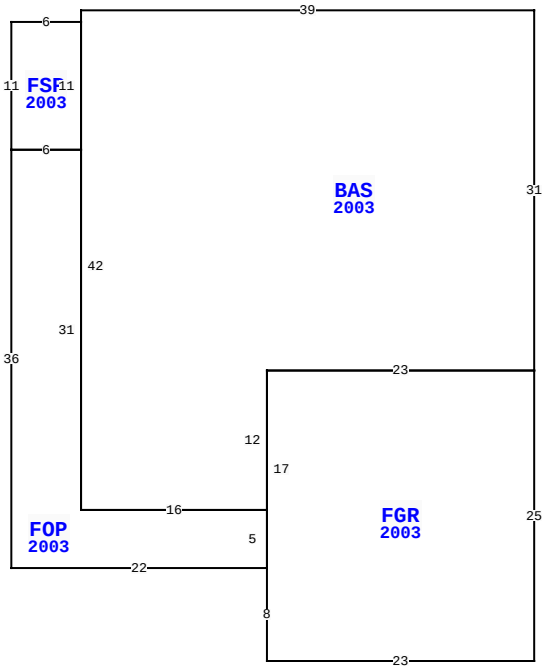
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,401	100	1,401	140,521
FGR	575	55	316	31,695
FOP	296	30	89	8,927
FSP	66	40	26	2,608
TOTALS	2,338		1,832	183,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,832	128.1100	115.62	211,816	2003	2003	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2011 Heated Area: 1401 HX Base Yr 2011



27214 W SECOND 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		183,750
TOTAL MARKET OB/XF VALUE		4,209
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		217,959
SOH/AGL Deduction		103,602
ASSESSED VALUE		114,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,357
TOTAL JUST VALUE		217,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210231	REPAIR/RRF	0	10/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1717/0989	12/16/2010	WD	U	I	30	123,000
GRANTOR: COWART TINA D						
GRANTEE: COWART TAMMY R						
1173/0681	9/19/2003	WD	Q	I		119,900
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: COWART TINA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W39 S1 FSP=[YR=2003] W6 S11 FOP=[YR=2003] S36 E22 FGR=[YR=2003] S8 E23 N25 W23 S17$ N5 W16 N31 W6$ E6 N11$ S42 E16 N12 E23 N31$.

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	0812	CONCRETE C	0	100	0	0	1,196.00	SF	4.00	4.00	100	2003	2003	3	84	4,019	
2	1127	BRICK 8"	0	100	0	0	36.00	SF	5.50	5.50	100	2003	2003	3	96	190	

LAND DESCRIPTION

TOTAL OB/XF 4,209

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	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 04/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS