BLOCK 150 LOTS 1 2 3 & 4
IN OR 408 PG 555
TOWN OF HILLIARD

HARVILL LINDA G
PO BOX 782
HILLIARD, FL 32046-0782

2023

08-3N-24-2380-0150-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

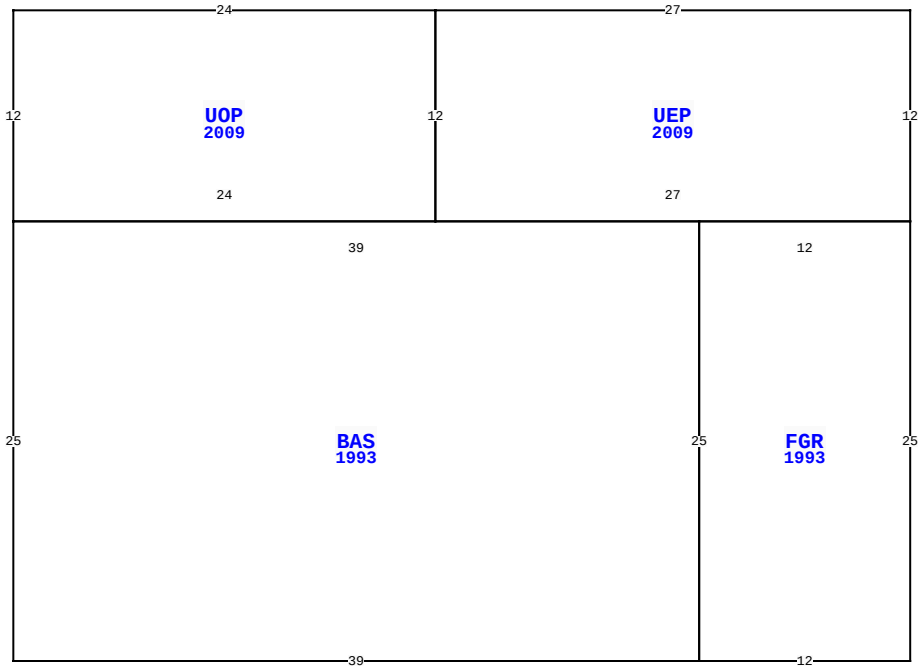
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	77,936
FGR	300	55	165	13,189
UEP	324	60	194	15,507
UOP	288	20	58	4,636
TOTALS	1,887		1,392	111,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,392	121.1600	109.35	152,215	1974	1984	0	0	0	26.90	73.10

1 SINGLE FAM – 0% - 2023 Heated Area: 975 HX Base Yr



27185 W THIRD 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	111,269
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	142,419
SOH/AGL Deduction	0
ASSESSED VALUE	142,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,419
TOTAL JUST VALUE	142,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0408/0555	1/01/1984	WD	Q	I		35,000
GRANTOR:						
GRANTEE:						
0181/0029	1/01/1974	WD	Q	I		22,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2009] W27 UOP=[YR=2009] W24 S12 BAS=[YR=1993] S25 E39
FGR=[YR=1993] E12 N25 W12S25$N25 W39$E24 N12$ S12 E27 N12$.

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	0810	CONCRETE A	0	0	0	0	402.00	SF	6.50	6.50	100	1983	1983	3	44	1,150	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	0	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS