BLOCK 151 LOTS 9 THRU 15
TOWN OF HILLIARD

LUCAS PAUL W & TRACY B
27029 WEST 3RD AV
HILLIARD, FL 32046

2023

08-3N-24-2380-0151-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

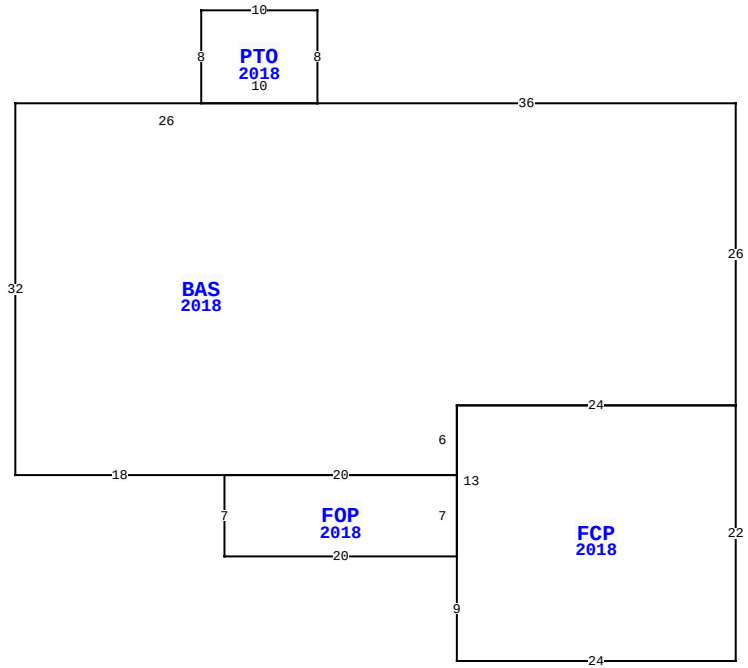
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,840	100	1,840	208,806
FCP	528	25	132	14,980
FOP	140	30	42	4,766
PTO	80	5	4	454
TOTALS	2,588		2,018	229,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,018	97.0200	115.21	232,494	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 1840 HX Base Yr 2019



27029 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		251,239
TOTAL MARKET OB/XF VALUE		4,410
TOTAL LAND VALUE - MARKET		32,550
TOTAL MARKET VALUE		288,199
SOH/AGL Deduction		82,669
ASSESSED VALUE		205,530
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,530
TOTAL JUST VALUE		288,199
NCON VALUE		22,232
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210170	NEW SHED	0	08/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2384/0664	8/13/2020	WD	U	V	37	10,000
GRANTOR: DRURY PAULA L						
GRANTEE: LUCAS PAUL W & TRAC						
2212/1916	7/20/2018	WD	Q	I	01	202,000
GRANTOR: WHITE THOMAS						
GRANTEE: LUCAS PAUL W & TRAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W36 PTO=[YR=2018] N8 W10 S8 E10$ W26 S32 E18 FOP=[YR=2018] S7 E20 FCP=[YR=2018] S9 E24 N22 W24 S13 $ N7 W20$ E20 N6 E24 N26$.

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	1,125.00	SF	4.00	4.00	100	2018	2018	3	98	4,410	

LAND DESCRIPTION

TOTAL OB/XF 4,410

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	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							
2	000100	C	SFR	100		R2	75.00	125.00	75.00	FF		1.00	1.00	1.00	34.00	34.00	2,550							

REVIEW DATE 03/10/2022 BY TW Total Acres: 0.00 Total Land Value: 32,550 Market: 0 Agricultural: 0 Common: 32,550 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

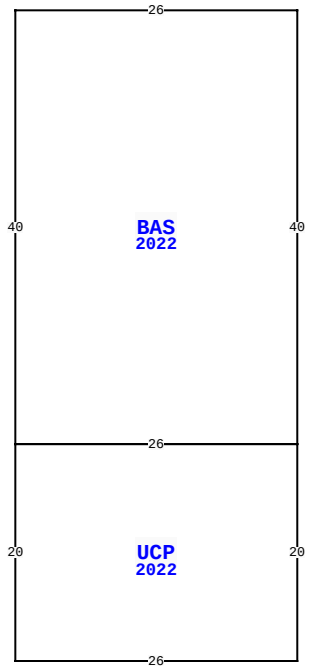
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	20,211
UCP	520	20	104	2,022
TOTALS	1,560		1,144	22,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,144	56.0740	19.63	22,457	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2019 Heated Area: 1040 HX Base Yr 2019



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2212/1916	7/20/2018	WD	Q	I	01	202,000
GRANTOR: WHITE THOMAS						
GRANTEE: LUCAS PAUL W & TRAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S40 UCP=[YR=2022] S20 E26 N20 W26$ E26 N40$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/10/2022 BY TW Total Acres: 0.00 Total Land Value: 32,550 Market: 0 Agricultural: 0 Common: 32,550 PRINTED 08/02/2023 BY SYS