BLOCK 152 LOTS 21 THRU 24 &
LOTS 19 & 20
IN OR 1938/299 & OR 627/719

HELMS ERIC W & PHYLLIS L
27034 W 2ND AV
HILLIARD, FL 32046

2023

08-3N-24-2380-0152-0210

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	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

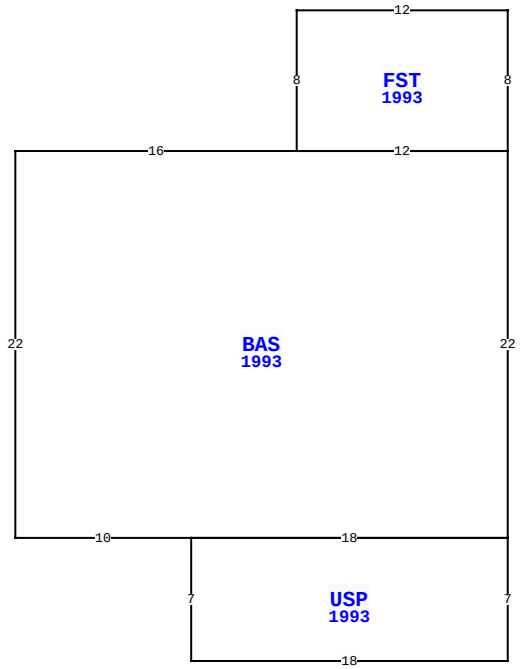
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	23,605
FST	96	55	53	2,031
USP	126	30	38	1,456
TOTALS	838		707	27,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	707	106.1500	95.80	67,731	1959	1959	0	0	40	23.00	40.00

1 SINGLE FAM – 0% - 0 Heated Area: 616 HX Base Yr



27050 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	27,092
TOTAL MARKET OB/XF VALUE	1,008
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	73,100
SOH/AGL Deduction	12,717
ASSESSED VALUE	60,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,383
TOTAL JUST VALUE	73,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1938/0299	10/17/2008	WD	U	I	11	100
GRANTOR: HERRINGTON JULIA THOM						
GRANTEE: HELMS ERIC W & PHYL						
0966/1272	1/16/2001	WD	U	I	01	100
GRANTOR: THOMAS SUSIE						
GRANTEE: HERRINGTON JULIA &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 S8 BAS=[YR=1993] W16 S22 E10 USP=[YR=1993] S7 E18 N7 W18$ E18 N22 W12$ E12 N8$.

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	1242	WD DECK A	0	0	18	8	144.00	SF	10.00	10.00	100	1996	1996	3	20	288	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1992	1992	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 1,008

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	0006	R2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 05/23/2017 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS