BLK 155 LOTS 1,2,3 & 4
TOWN OF HILLIARD S/D PBK 1/23

THRIFT TIMOTHY I
45063 AMERICAN DREAM DR
CALLAHAN, FL 32011

2023

08-3N-24-2380-0155-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

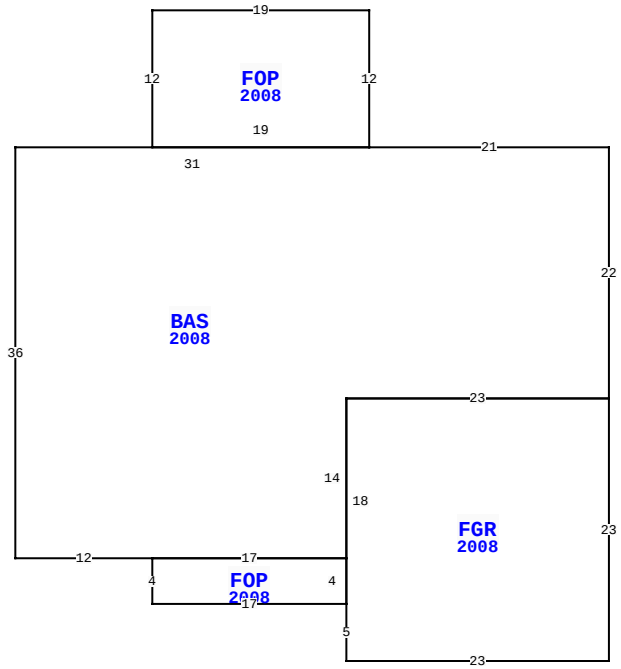
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,550	100	1,550	146,133
FGR	529	55	291	27,435
FOP	68	30	20	1,886
FOP	228	30	68	6,411
TOTALS	2,375		1,929	181,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,929	116.7180	105.34	203,201	2008	2008	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2009 Heated Area: 1550 HX Base Yr 2009



27195 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		181,865
TOTAL MARKET OB/XF VALUE		5,006
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		216,871
SOH/AGL Deduction		83,596
ASSESSED VALUE		133,275
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		78,275
TOTAL JUST VALUE		216,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0710146	CO ISSUED	0	10/10/2007
0710146	NEW CONSTR	400	10/10/2007
9212131	ADDITION	400	12/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/340	5/01/2023	FJ	U	I	11	0
GRANTOR: THRIFT ROBERT LOUIS J						
GRANTEE: THRIFT TIMOTHY I						
2636/339	5/01/2023	FJ	U	I	11	0
GRANTOR: THRIFT ROBERT L JR ES						
GRANTEE: THRIFT TIMOTHY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FOP=[YR=2008] N12 W19 S12 E19$ W31 S36 E12 FOP=[YR=2008] S4 E17 FGR=[YR=2008] S5 E23 N23 W23 S18$ N4 W17$ E17 N14 E23 N22$.

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
2	0811	CONCRETE B	0	100	0	0	1,032.00	SF	5.20	5.20	100	2008	2008	3	90	4,830	
3	1127	BRICK 8"	0	100	0	0	33.00	SF	5.50	5.50	100	2008	2008	3	97	176	

LAND DESCRIPTION

TOTAL OB/XF 5,006

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	50.00	125.00	50.00	FF		1.00	1.00	1.00	300.00	300.00	15,000							
2	000100	C	SFR	100	0006	R2	50.00	125.00	50.00	FF		1.00	1.00	1.00	300.00	300.00	15,000							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS