BLK 155 LOTS 19 THRU 24
TOWN OF HILLIARD S/D PBK 1/23

MISLAN ANTHONY EUGENE/BRUBAKER MELANIE
27144 MONTANA STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0155-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

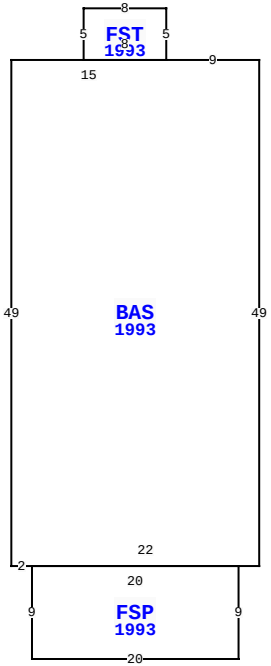
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,176	100	1,176	102,731
FSP	180	40	72	6,289
FST	40	55	22	1,922
TOTALS	1,396		1,270	110,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,270	111.9040	100.99	128,257	1950	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1176 HX Base Yr



27144 MONTANA ST, 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	110,942
TOTAL MARKET OB/XF VALUE	1,130
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	157,072
SOH/AGL Deduction	0
ASSESSED VALUE	157,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,072
TOTAL JUST VALUE	157,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200206	NEW ROOF	0	09/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2600/1868	10/26/2022	WD	Q	I	01	210,000
GRANTOR: GRUBBS JIMMY L SR & V						
GRANTEE: MISLAN ANTHONY EUGE						
2400/1922	10/16/2020	WD	Q	I	01	143,000
GRANTOR: NIGHBERT CHAD & GRETC						
GRANTEE: GRUBBS JIMMY L SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FST=[YR=1993] N5 W8 S5 E8 $ W15 S49 E2
FSP=[YR=1993] S9 E20 N9 W20$ E22 N49$.

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	0940	SHEDS/PORT	0	0	20	11	220.00	SF	13.20	13.20	100	1970	1970	3	20	581	
2	0350	CARPORT WD	0	0	20	16	320.00	SF	8.58	8.58	100	1970	1970	3	20	549	

LAND DESCRIPTION

TOTAL OB/XF 1,130

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 01/07/2021 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS