

BLOCK 156 LOTS 5 THRU 8
IN OR 2341/192
TOWN OF HILLIARD

FRANKLIN EMILY A/DAVIS AMANDA K
PO BOX 878
HILLIARD, FL 32046-0878

2023

08-3N-24-2380-0156-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	20	FACE BRICK 100	0900	01	1,941	101.6064	120.66	234,201	2005	2005	0	0	12.75	87.25	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1677									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 60																							
Interior Floo	11	CLAY TILE 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA																					
NEIGHBORHOOD/LOC			6001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,677	100	1,677	176,548																					
FGR	378	55	208	21,897																					
FOP	84	30	25	2,632																					
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PTO	112	5	6	632																					
TOTALS			2,335	1,941	204,340																				
EXTRA FEATURES					27235 W SECOND AV, HILLIARD																				
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								
1	0812	CONCRETE C	0	0	0	0	1,451.00	SF	4.00	4.00	100	2005	2005	3	87	5,049									
3	1127	BRICK 8"	0	0	0	0	32.00	SF	5.50	5.50	100	2005	2005	3	96	169									
TOTAL OB/XF 5,218																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	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																									