BLOCK 156 LOTS 9 THRU 12
IN OR 1312/725
TOWN OF HILLIARD

SILCOX BRENDA
27215 WEST SECOND AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0156-0090

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 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

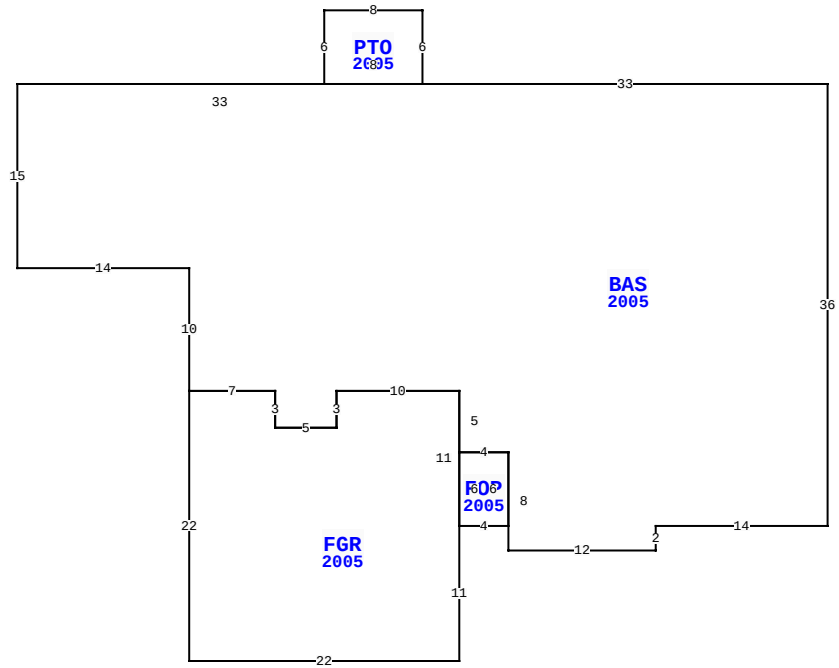
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100	1,855	196,306
FGR	469	55	258	27,303
FOP	24	30	7	741
PTO	48	5	2	212
TOTALS	2,396		2,122	224,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,122	102.1356	121.29	257,377	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2006 Heated Area: 1855 HX Base Yr 2006



27215 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		224,561
TOTAL MARKET OB/XF VALUE		5,793
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		260,354
SOH/AGL Deduction		127,448
ASSESSED VALUE		132,906
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		77,906
TOTAL JUST VALUE		260,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180146	SWIM POOL	0	06/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0725	4/26/2005	WD	Q	I		149,900

GRANTOR: FRANKLIN EMILY
GRANTEE: SILCOX CARY S & BRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W33 PTO=[YR=2005] N6 W8 S6 E8$ W33 S15 E14 S10 FGR=[YR=2005] S22 E22 N11 FOP=[YR=2005] E4 N6 W4 S6$ N11 W10 S3 W5 N3 W7$ E7 S3 E5 N3 E10 S5 E4 S8 E12 N2 E14 N36$.

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	1,616.00	SF	4.00	4.00	100	2005	2005	3	87	5,624	
2	1127	BRICK 8"	0	100	0	0	32.00	SF	5.50	5.50	100	2005	2005	3	96	169	

LAND DESCRIPTION

TOTAL OB/XF 5,793

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 10/19/2018 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS