BLOCK 156 LOTS 17 THRU 20
IN OR 2341/187
TOWN OF HILLIARD

FRANKLIN EMILY A/MORGAN EDDIE G
PO BOX 878
HILLIARD, FL 32046-0878

2023

08-3N-24-2380-0156-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

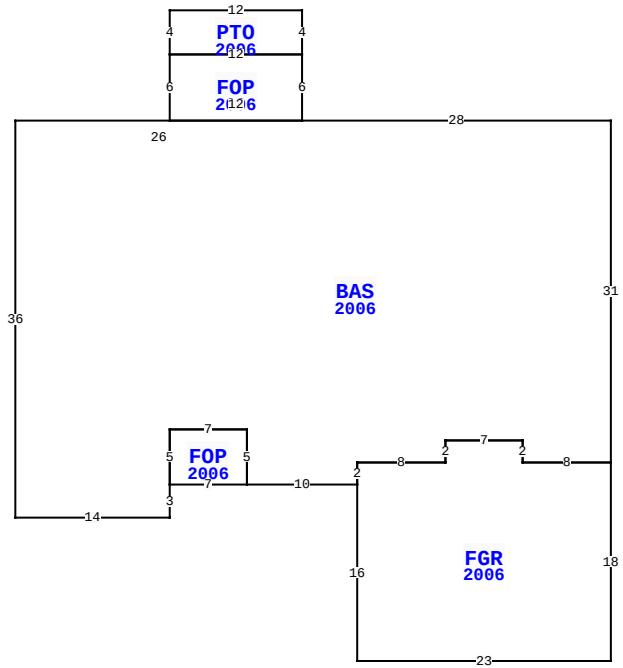
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,729	100	1,729	189,322
FGR	428	55	235	25,732
FOP	35	30	10	1,095
FOP	72	30	22	2,409
PTO	48	5	2	219
TOTALS	2,312		1,998	218,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,998	104.7816	124.43	248,611	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 0% - 0 Heated Area: 1729 HX Base Yr



27236 W FIRST AV, 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	218,778
TOTAL MARKET OB/XF VALUE	7,009
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	255,787
SOH/AGL Deduction	30,327
ASSESSED VALUE	225,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,460
TOTAL JUST VALUE	255,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2341/0187	12/13/2019	WD	U	I	11	100
GRANTOR: FRANKLIN EMILY A						
GRANTEE: FRANKLIN EMILY A &						
0942/0281	7/25/2000	WD	U	I		25,000
GRANTOR: JOHNSON ARNOLD J						
GRANTEE: FRANKLIN EMILY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 FOP=[YR=2006] N6 PTO=[YR=2006] N4 W12 S4 E12$ W12 S6 E12$ W26 S36 E14 N3 FOP=[YR=2006] E7 N5 W7 S5$ N5 E7 S5 E10 FGR=[YR=2006] S16 E23 N18 W8 N2 W7 S2 W8 S2$ N2 E8 N2 E7 S2 E8 N31$.

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	0	0	0	1,938.00	SF	4.00	4.00	100	2006	2006	3	88	6,822	
2	1127	BRICK 8"	0	0	0	0	35.00	SF	5.50	5.50	100	2006	2006	3	97	187	

LAND DESCRIPTION

TOTAL OB/XF 7,009

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	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