BLOCK 157 LOTS 1 THRU 6
IN OR 1207/1025
TOWN OF HILLIARD

MELVIN JANET L
27180 MINNESOTA STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0157-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

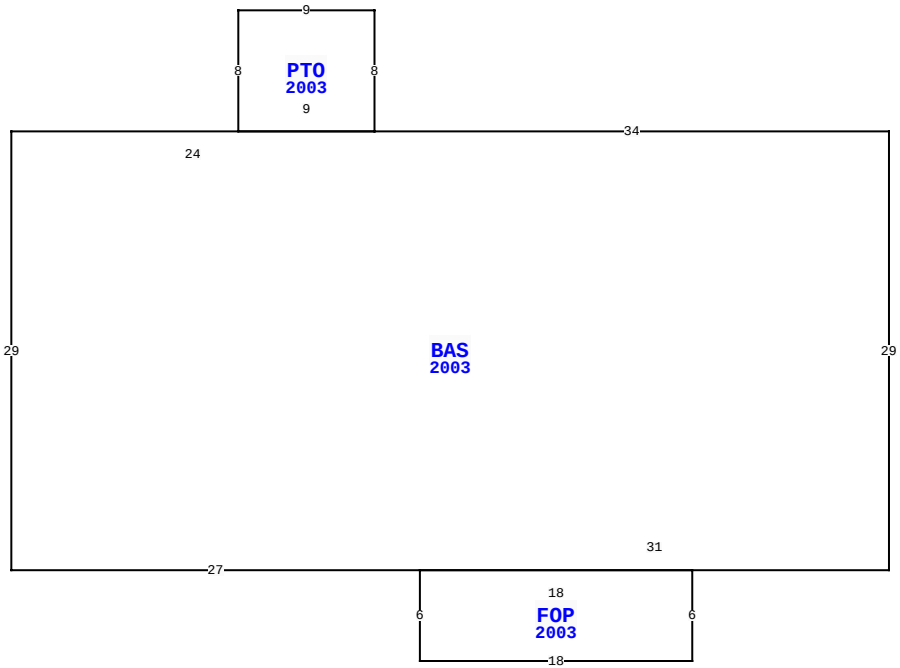
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	1,682	150,567
FOP	108	30	32	2,865
PTO	72	5	4	358
TOTALS	1,862		1,718	153,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	109.0000	98.37	169,000	2003	2003	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1682 HX Base Yr 2004



27180 MINNESOTA 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		153,790
TOTAL MARKET OB/XF VALUE		2,260
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		201,050
SOH/AGL Deduction		86,276
ASSESSED VALUE		114,774
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,774
TOTAL JUST VALUE		201,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0006066	REPAIR/RRF	0	06/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/1025	2/11/2004	WD	U	I	07	100
GRANTOR: GUYNN SHELTON						
GRANTEE: MELVIN JANET L						
1198/0468	12/30/2003	WD	Q	I		105,900
GRANTOR: GUYNN SHELTON						
GRANTEE: MELVIN JANET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W34 PTO=[YR=2003] N8 W9 S8 E9$ W24 S29 E27
FOP=[YR=2003] S6 E18 N6 W18$ E31 N29$.

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	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50	6.50	100	2003	2003	3	84	2,260	

LAND DESCRIPTION

TOTAL OB/XF 2,260

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	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 09/28/2018 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS