BLOCK 159 LOTS 9 THRU 12
IN OR 756 PG 1870
TOWN OF HILLIARD

RHODEN JESSIE C
27417 WEST SECOND AVENUE
HILLIARD, FL 32046

2023

08-3N-24-2380-0159-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

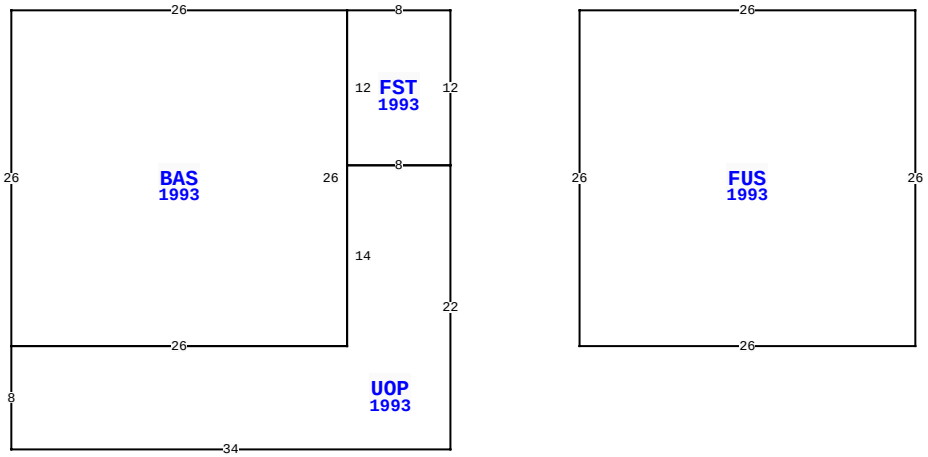
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	676	37,939
FST	96	55	53	2,974
FUS	676	100	676	37,939
UOP	384	20	77	4,322
TOTALS	1,832		1,482	83,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,482	90.7800	81.93	121,420	1925	1925	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 1997 Heated Area: 1352 HX Base Yr 1997



27417 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		83,173
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		113,173
SOH/AGL Deduction		73,505
ASSESSED VALUE		39,668
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		9,668
TOTAL JUST VALUE		113,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9807113	SWIM POOL	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0756/1870	4/15/1996	QC	U	I	06	100
GRANTOR: RAY HELEN						
GRANTEE: RHODEN JESSIE & CLE						
0346/0353	10/01/1981	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 BAS=[YR=1993] W26 S26 E26 N26 $ S12
UOP=[YR=1993] S14 W26 S8 E34 N22 W8 $ E8 N12 $ PTR= E10
FUS=[YR=1993] E26 S26 W26 N26 $ W10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 09/28/2018 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS