BLOCK 160 LOTS 18 TO 20 &
W'LY 20 FT OF LOT 21
IN OR 2107/1942

MACOMBER RONALD G
27520 FIRST AVE W
HILLIARD, FL 32046

**2023**

**08-3N-24-2380-0160-0180**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 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 | | 2 100 |
| Bathrooms | | 1 100 |
| 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

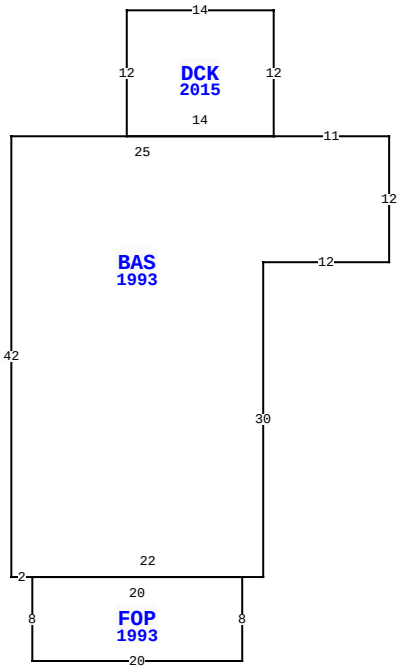
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 88,888 |
| DCK | 168 | 10 | 17 | 1,312 |
| FOP | 160 | 30 | 48 | 3,704 |
| TOTALS | 1,480 | | 1,217 | 93,904 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,217 | 115.5400 | 104.27 | 126,897 | 1946 | 1970 | 0 | 0 | 0 | 26.00 | 74.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr




27520 W FIRST 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 | 93,904 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 28,500 |
| TOTAL MARKET VALUE | 122,404 |
| SOH/AGL Deduction | 11,627 |
| ASSESSED VALUE | 110,777 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 110,777 |
| TOTAL JUST VALUE | 122,404 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 107,066 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2107/1942 | 3/21/2017 | WD | U | I | 30 | 32,400 |
| GRANTOR: MACOMBER RONALD G | | | | | | |
| GRANTEE: MACOMBER RONALD G & | | | | | | |
| 2103/0964 | 2/21/2017 | WD | Q | I | 01 | 81,000 |
| GRANTOR: SPEAL BARBARA W | | | | | | |
| GRANTEE: MACOMBER RONALD G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W11 DCK=[YR=2015] N12 W14 S12 E14$ W25 S42 E2
FOP=[YR=1993] S8 E20 N8 W20$ E22 N30 E12 N12$.

## 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 | 0 | 0006 | R2 | 95.00 | 125.00 | 95.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 28,500 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 08/02/2023 BY SYS