BLOCK 170 LOTS 1 2 & 3
IN OR 1064/582
TOWN OF HILLIARD

HOEWISCHER JOESEPH & NANCY
PO BOX 561
HILLIARD, FL 32046-0561

2023

08-3N-24-2380-0170-0010

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	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

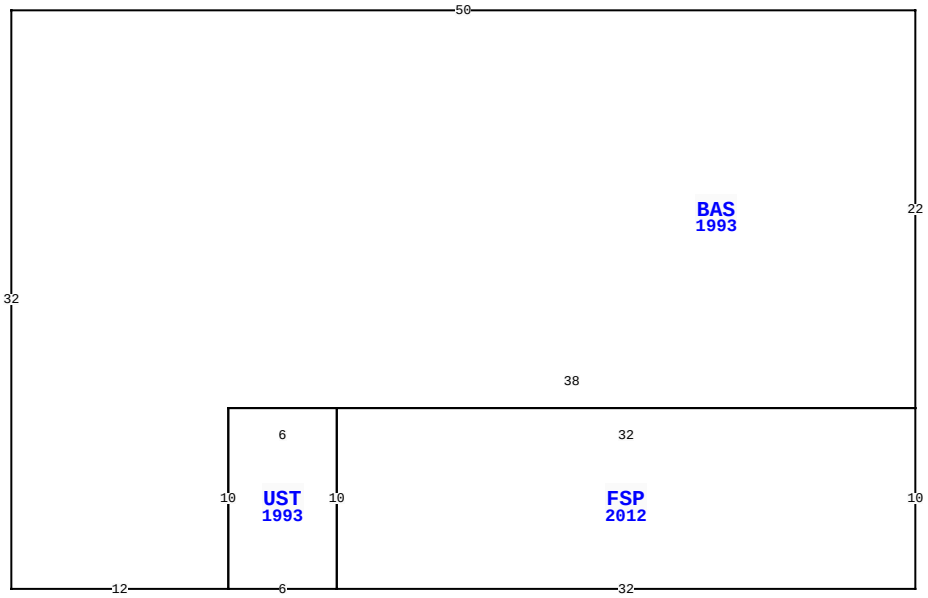
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100	1,220	92,588
FSP	320	40	128	9,714
UST	60	45	27	2,049
TOTALS	1,600		1,375	104,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	108.1600	97.61	134,214	1962	1962	0	0	0	22.25	77.75

1 SINGLE FAM – 100% - 2004 Heated Area: 1220 HX Base Yr 2004



27112 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		104,351
TOTAL MARKET OB/XF VALUE		2,678
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		129,529
SOH/AGL Deduction		74,094
ASSESSED VALUE		55,435
TOTAL EXEMPTION VALUE	HX HB	30,435
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1064/0582	6/21/2002	WD	U	I	10	24,100
GRANTOR: DIXON TOBY L & JAUNIT						
GRANTEE: HOEWISCHER JOESEPH						
0655/0410	4/22/1992	QC	U	I	06	100
GRANTOR: STRICKLAND JOHN & B						
GRANTEE: DIXON TOBY & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S32 E12 UST=[YR=1993] E6 FSP=[YR=2012] E32 N10 W32 S10$ N10 W6 S10$ N10 E38 N22$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2003	2003	3	22	634	
2	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2012	2012	3	71	1,022	
3	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2012	2012	3	71	1,022	

LAND DESCRIPTION

TOTAL OB/XF 2,678

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	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 09/28/2018 BY TWA Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/02/2023 BY SYS