BLOCK 171 LOTS 13 THRU 16
IN OR 1128/1204
R433664 & R433661

CALHOUN JEAN P/CALHOUN MICHAEL G ET AL
PO BOX 5
HILLIARD, FL 32046-0005

2023

08-3N-24-2380-0171-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 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
Quality	03	Quality Level 03

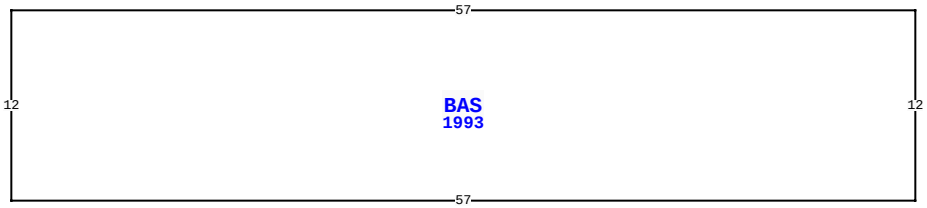
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	684	11,405
TOTALS	684		684	11,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	684	85.5000	55.58	38,017	1975	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 684 HX Base Yr



27087 MONTANA 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	22,410
TOTAL MARKET OB/XF VALUE	2,256
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	54,666
SOH/AGL Deduction	16,091
ASSESSED VALUE	38,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,575
TOTAL JUST VALUE	54,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0004042	REPAIR/RRF	2,200	04/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1128/1204	4/09/2003	WD	U	I	01	100
GRANTOR: MCKINNON GEORGE I &						
GRANTEE: CALHOUN JEAN P ETAL						
0917/1121	2/01/2000	WD	U	I	06	100
GRANTOR: MCKINNON GEORGE I &						
GRANTEE: MCKINNON GEORGE ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S12 E57 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
1	0752	USP	0	0	16	8	128.00	SF	15.00	15.00	100	2019	2019	3	93	1,786	
2	0752	USP	0	0	6	6	36.00	SF	15.00	15.00	100	2017	2017	3	87	470	

LAND DESCRIPTION

TOTAL OB/XF 2,256

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	000102	C	SFR/MH	0	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 04/30/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS

BLOCK 171 LOTS 13 THRU 16
IN OR 1128/1204
R433664 & R433661

CALHOUN JEAN P/CALHOUN MICHAEL G ET AL
PO BOX 5
HILLIARD, FL 32046-0005

2023

08-3N-24-2380-0171-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 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
Quality	03	Quality Level 03

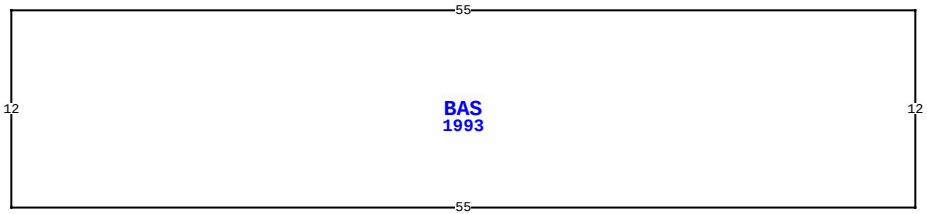
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	11,005
TOTALS	660		660	11,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	85.5000	55.58	36,683	1966	1976	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 660 HX Base Yr



27087 MONTANA 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	22,410
TOTAL MARKET OB/XF VALUE	2,256
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	54,666
SOH/AGL Deduction	16,091
ASSESSED VALUE	38,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,575
TOTAL JUST VALUE	54,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1128/1204	4/09/2003	WD	U	I	01	100
GRANTOR: MCKINNON GEORGE I &						
GRANTEE: CALHOUN JEAN P ETAL						
0917/1121	2/01/2000	WD	U	I	06	100
GRANTOR: MCKINNON GEORGE I &						
GRANTEE: MCKINNON GEORGE ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S12 E55 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/30/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS