BLOCK 171 LOTS 21 THRU 24
TOWN OF HILLIARD

WILSON JERRY & DEBORAH
27080 IOWA ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0171-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

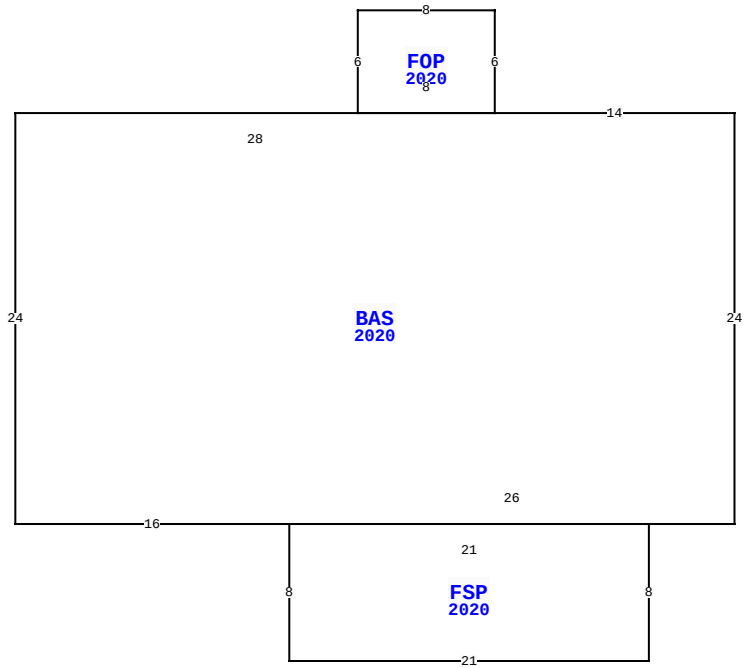
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	114,577
FOP	48	30	14	1,592
FSP	168	40	67	7,616
TOTALS	1,224		1,089	123,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,089	159.9328	144.34	157,186	1982	1997	0	0	0	21.25	78.75

1 SINGLE FAM – 0% - 0 Heated Area: 1008 HX Base Yr



27080 IOWA 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	123,784
TOTAL MARKET OB/XF VALUE	4,379
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	158,163
SOH/AGL Deduction	8,509
ASSESSED VALUE	149,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,654
TOTAL JUST VALUE	158,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1503	11/05/2021	WD	Q	I	02	157,500
GRANTOR: COLLINS JASON						
GRANTEE: WILSON JERRY & DEBO						
1346/1974	9/02/2005	QC	U	I	01	100
GRANTOR: TRANTHAM JORDAN						
GRANTEE: COLLINS JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] N6 W8 S6 E8$ W28 S24 E16
FSP=[YR=2020] S8 E21 N8 W21$ E26 N24$.

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	0350	CARPORT WD	0	0	21	20	420.00	SF	13.00	13.00	100	1985	1985	3	20	1,092	
2	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1988	1988	3	20	840	
3	0811	CONCRETE B	0	0	0	0	567.00	SF	5.20	5.20	100	2002	2002	3	83	2,447	

LAND DESCRIPTION

TOTAL OB/XF 4,379

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 07/09/2021 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS