BLOCK 172 LOTS 13 TO 18
OREMC ESMT IN OR 2344-1009
TOWN OF HILLIARD

BARBER TORSTEN TROY SR
27160 NEW FRONT ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0172-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

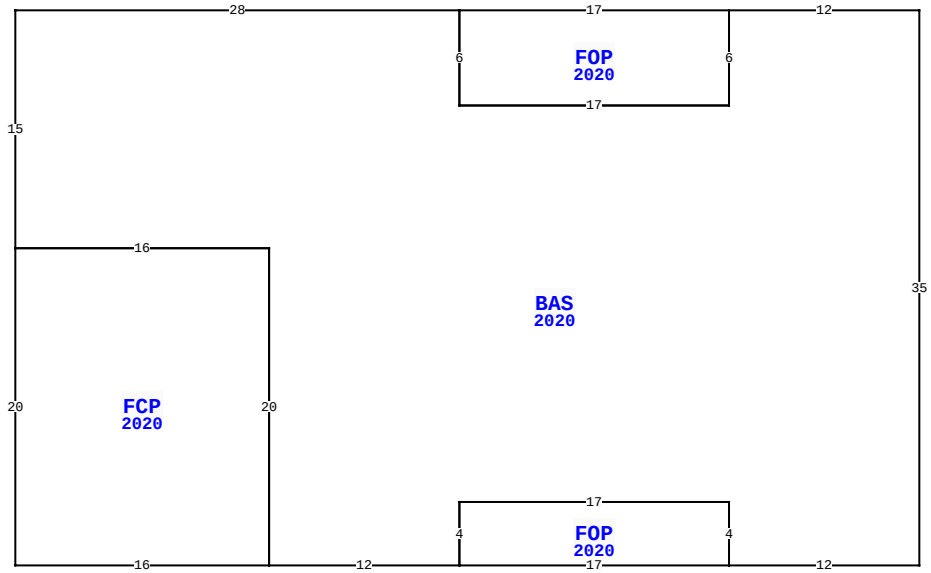
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,505	100	1,505	185,942
FCP	320	25	80	9,884
FOP	68	30	20	2,471
FOP	102	30	31	3,830
TOTALS	1,995		1,636	202,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,636	104.5602	124.17	203,142	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 1505 HX Base Yr



27160 NEW FRONT 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	202,126
TOTAL MARKET OB/XF VALUE	4,453
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	251,579
SOH/AGL Deduction	11,534
ASSESSED VALUE	240,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,045
TOTAL JUST VALUE	251,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200023	NEW CONSTR	0	01/30/2020
B0903034	DEMOLITION	3,760	03/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2457/1289	4/23/2021	WD	Q	I	05	260,000
GRANTOR: WHITE THOMAS T						
GRANTEE: BARBER TORSTEN TROY						
2273/0857	5/08/2019	WD	Q	V	05	45,000
GRANTOR: CONNER ROBERT H II &						
GRANTEE: WHITE THOMAS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] W17 S6 E17 N6$ S6 W17 N6 W28 S15 FCP=[YR=2020] S20 E16 N20 W16$ E16 S20 E12 FOP=[YR=2020] E17 N4 W17 S4$ N4 E17 S4 E12 N35$.

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	0811	CONCRETE B	0	0	0	0	865.00	SF	5.20	5.20	100	2020	2020	3	99	4,453	

LAND DESCRIPTION

TOTAL OB/XF 4,453

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	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 10/08/2020 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS