BLOCK 172 LOTS 20 THRU 24
TOWN OF HILLIARD

COLON CARLOS A/DELGADO ANDRELIS LOPEZ
27088 MONTANA STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0172-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

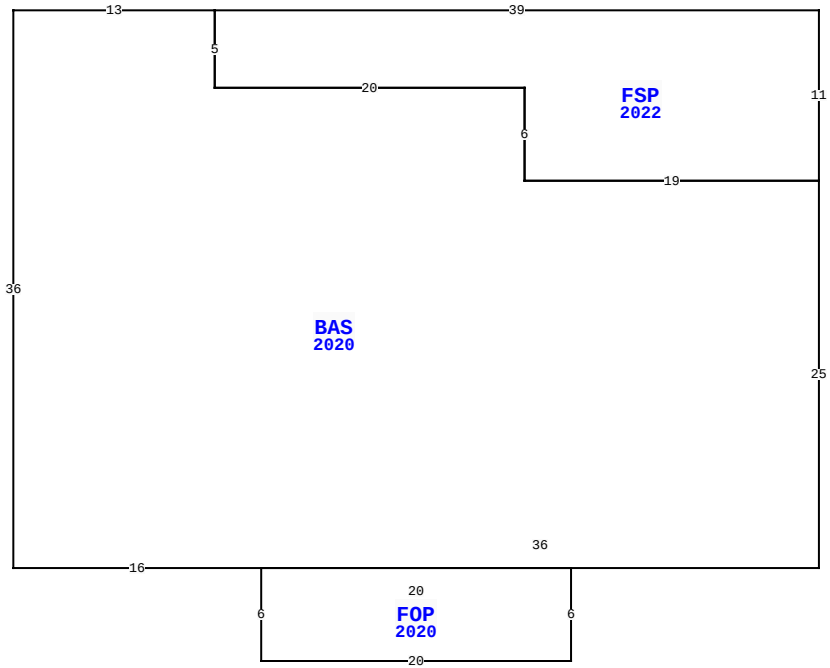
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,563	100	1,563	191,645
FOP	120	30	36	4,414
FSP	309	40	124	15,205
TOTALS	1,992		1,723	211,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,723	103.7700	123.23	212,325	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 1563 HX Base Yr



27088 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	211,263
TOTAL MARKET OB/XF VALUE	2,207
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	250,970
SOH/AGL Deduction	0
ASSESSED VALUE	250,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,970
TOTAL JUST VALUE	250,970
NCON VALUE	7,599
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200027	NEW CONSTR	0	02/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0657	7/01/2022	WD	Q	I	01	350,000
GRANTOR: FOWLER KIMBERLY						
GRANTEE: COLON CARLOS A & AN						
2317/1677	10/23/2019	WD	Q	I	02	38,500
GRANTOR: CONNER ROBERT & KYLE						
GRANTEE: FOWLER KIMBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W39 BAS=[YR=2020] W13 S36 E16 FOP=[YR=2020] S6 E20 N6 W20$ E36 N25 W19 N6 W20 N5$ S5 E20 S6 E19 N11$.

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	0810	CONCRETE A	0	0	21	21	441.00	SF	6.50	6.50	100	1998	1998	3	77	2,207	

LAND DESCRIPTION

TOTAL OB/XF 2,207

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	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 10/08/2020 BY TW Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS