BLOCK 173 LOTS 19 THRU 24
IN OR 497/587 R497646
TOWN OF HILLIARD

HARRIS JAMES W EST
27078 KENTUCKY STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0173-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

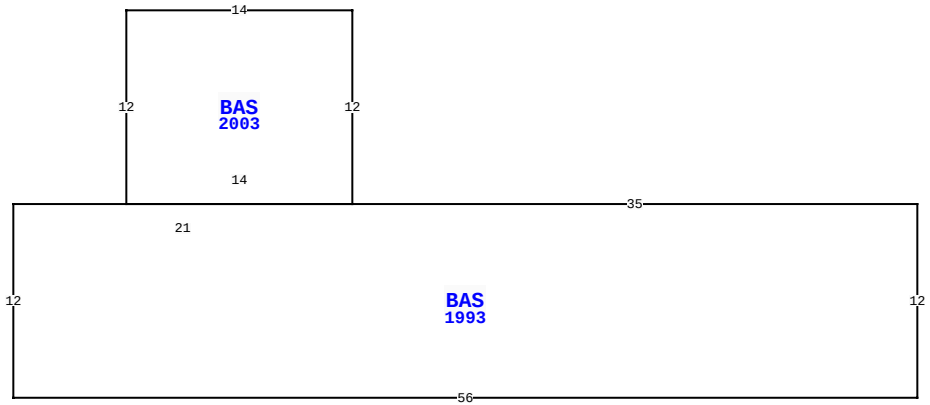
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	672	100	672	10,483
BAS	168	100	168	2,621
TOTALS	840		840	13,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	80.0000	52.00	43,680	1974	1978	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



27078 KENTUCKY 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	13,104
TOTAL MARKET OB/XF VALUE	1,491
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	59,595
SOH/AGL Deduction	0
ASSESSED VALUE	59,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,595
TOTAL JUST VALUE	59,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170106	SWIM POOL	0	06/08/2017
03212003	ADDITION	7,056	03/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0497/0587	9/01/1986	WD	U	V		5,000
GRANTOR:						
GRANTEE:						
0356/0559	3/01/1982	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 BAS=[YR=2003] N12 W14 S12 E14$ W21 S12 E56 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	0350	CARPORT WD	0	0	12	36	432.00	SF	13.00	13.00	100	1986	1986	3	20	1,123	
2	0751	UOP	0	0	8	23	184.00	SF	10.00	10.00	100	1993	1993	3	20	368	

LAND DESCRIPTION

TOTAL OB/XF 1,491

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

REVIEW DATE 01/30/2018 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS