

BLK 174 LOTS 6,7,8,9,10,11 &
12
TOWN OF HILLIARD WEST PBK 1-23

GUERRA MICHAEL
27023 FIRST AVE W
HILLIARD, FL 32046

2023

08-3N-24-2380-0174-0060



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	20	FACE BRICK 100	0900	01	2,291	89.9640	106.83	244,748	1958	1958	0	0	0	41.20	58.80	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 1799													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
Interior Wall	02	WALL BD/WD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floo	14	CARPET 80																											
Interior Floo	09	PINE WOOD 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 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	1,799	100	1,799	113,006																									
FGR	686	55	377	23,682																									
FSP	144	40	58	3,643																									
UST	126	45	57	3,580																									
TOTALS	2,755		2,291	143,912																									
EXTRA FEATURES				27023 W FIRST AVE, HILLIARD																									
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												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030													
2	0812	CONCRETE C	0	100	0	0	1,228.00	SF	4.00	4.00	100	1980	1980	3	35	1,719													
3	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1999	1999	3	20	400													
4	0810	CONCRETE A	0	100	0	0	506.00	SF	6.50	6.50	100	2001	2001	3	82	2,697													
5	0510	GARAGE WD-	0	100	16	16	256.00	SF	28.00	28.00	100	2001	2001	3	30	2,150													
6	0820	WOOD WALK	0	100	0	0	1,176.00	SF	11.75	11.75	100	2001	2001	3	40	5,527													
7	0753	UEP	0	100	10	16	160.00	SF	22.00	22.00	100	2014	2014	3	78	2,746													
TOTAL OB/XF 17,269																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0006	R2	175.00	125.00	175.00	FF		1.00	1.00	1.00	300.00	300.00	52,500												
REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS																													