BLK 174 LOTS 22,23 & 24
TOWN OF HILLIARD WEST PBK 1-23

YATES WADE & PAULA MICHELE
27080 VIRGINIA ST
HILLIARD, FL 32046

**2023**

**08-3N-24-2380-0174-0220**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 |

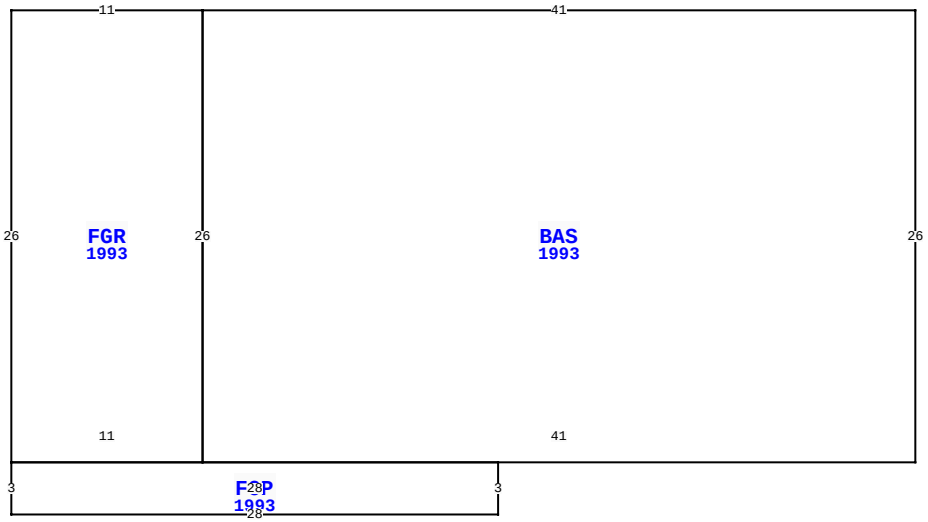
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,066 | 100 | 1,066 | 124,434 |
| FGR | 286 | 55 | 157 | 18,326 |
| FOP | 84 | 30 | 25 | 2,918 |
| TOTALS | 1,436 | | 1,248 | 145,678 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,248 | 106.8480 | 126.88 | 158,346 | 1977 | 2005 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SNGL FAM – 0% - 2023 Heated Area: 1066 HX Base Yr




27080 VIRGINIA 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 | 145,678 |
| TOTAL MARKET OB/XF VALUE | 932 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 169,110 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 169,110 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 169,110 |
| TOTAL JUST VALUE | 169,110 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 154,138 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2542/1078 | 2/28/2022 | WD | Q | I | 01 | 218,000 |
| GRANTOR: MORGAN EDDIE G | | | | | | |
| GRANTEE: YATES WADE A & PAUL | | | | | | |
| 1391/0171 | 2/22/2006 | WD | Q | I | | 118,000 |
| GRANTOR: WHITTENBURG GABRIEL P | | | | | | |
| GRANTEE: MORGAN EDDIE G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W11 S26 FOP=[YR=1993] S3 E28N3 W28$ E11 N26$ S26 E41 N26$.

## 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 | 8 | 22 | 176.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 400 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 14 | 12 | 168.00 | SF | 13.20 | 13.20 | 100 | 2004 | 2004 | 3 | 24 | 532 | |

## LAND DESCRIPTION

TOTAL OB/XF 932

| 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 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 22,500 | | | | | | | |

REVIEW DATE 04/05/2022 BY TWA Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/02/2023 BY SYS