BLK 175 LOTS 1,2,3 & 4
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

HUNTER KURT/FERNANDEZ DANA
27053 NEW FRONT ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0175-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		2 100
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	06	Quality Level 06

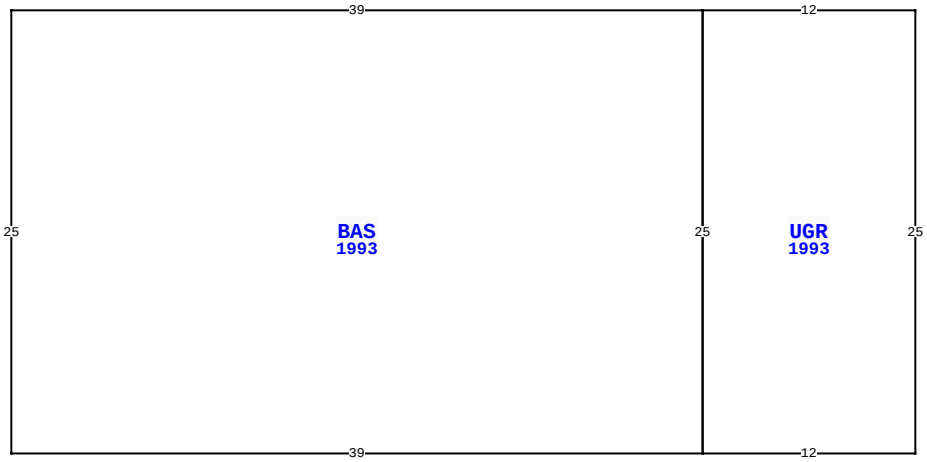
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	107,894
UGR	300	45	135	14,939
TOTALS	1,275		1,110	122,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,110	142.9887	129.05	143,246	1973	2003	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 975 HX Base Yr



27053 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	122,833
TOTAL MARKET OB/XF VALUE	12,750
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	165,583
SOH/AGL Deduction	8,503
ASSESSED VALUE	157,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,080
TOTAL JUST VALUE	165,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100097	REPAIR/RRF	4,950	08/13/2010
08-0068	REPAIR/RRF	1,990	08/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/1744	8/31/2021	WD	Q	I	01	205,000
GRANTOR: PENSA KRISTIN N & MIC						
GRANTEE: HUNTER KURT & DANA						
2317/0852	11/06/2019	WD	Q	I	01	145,000
GRANTOR: PADGETT ARTHUR L & TO						
GRANTEE: MCNEIL KRISTIN N						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W12 BAS=[YR=1993] W39 S25 E39 N25 $ S25 E12 N25 $.

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	537.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,382	
2	0810	CONCRETE A	0	0	29	3	447.00	SF	6.50	6.50	100	1973	1973	3	25	726	
3	0861	POOL GUNIT	0	0	0	0	330.00	SF	85.00	85.00	100	2003	2003	3	36	10,098	
4	0845	KOOL DECK	0	0	100	3	300.00	SF	7.25	7.25	100	1973	1973	3	25	544	

LAND DESCRIPTION

TOTAL OB/XF 12,750

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS