BLK 175 LOTS 5,6,7 & 8
IN OR 1307/86
TOWN OF HILLIARD WEST S/D OF

L & B LANDS INC
PO BOX 878
HILLIARD, FL 32046

2023

08-3N-24-2380-0175-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

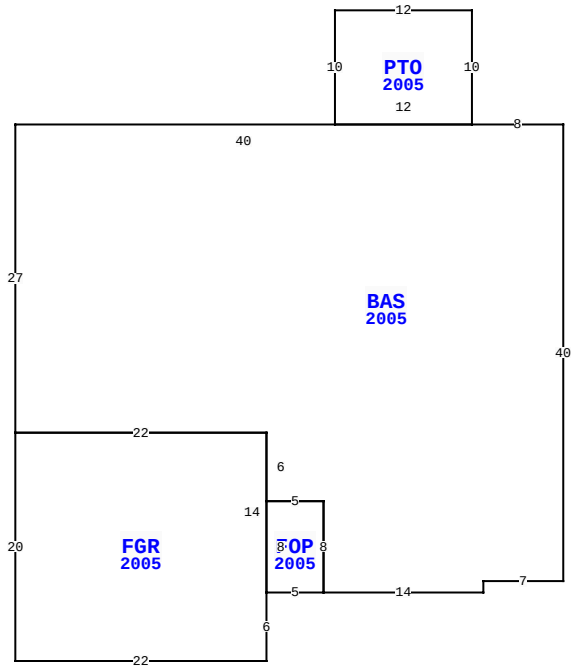
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,613	100	1,613	140,523
FGR	440	55	242	21,083
FOP	40	30	12	1,045
PTO	120	5	6	523
TOTALS	2,213		1,873	163,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	110.6420	99.85	187,019	2005	2005	0	0	0	12.75	87.25

1 SINGLE FAM – 0% - 0 Heated Area: 1613 HX Base Yr



27033 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	163,174
TOTAL MARKET OB/XF VALUE	5,900
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	199,074
SOH/AGL Deduction	18,103
ASSESSED VALUE	180,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,971
TOTAL JUST VALUE	199,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0508281	NEW CONSTR	0	01/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1307/0086	4/05/2005	WD	U	V	06	8,000
GRANTOR: CREWS DANIEL SCOTT						
GRANTEE: L&B LANDS INC						
0354/0684	3/01/1982	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 PTO=[YR=2005] N10 W12 S10 E12$ W40 S27
FGR=[YR=2005] S20 E22 N6 FOP=[YR=2005] E5 N8 W5 S8$ N14 W22$
E22 S6 E5 S8 E14 N1 E7 N40$.

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	1127	BRICK 8"	0	0	0	0	24.00	SF	5.50	5.50	100	2005	2005	3	96	127	
2	0812	CONCRETE C	0	0	0	0	1,659.00	SF	4.00	4.00	100	2005	2005	3	87	5,773	

LAND DESCRIPTION

TOTAL OB/XF 5,900

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 09/27/2018 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS