BLK 176 LOTS 8,9,10,11 & 12
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

OSWALD BRITTANY KAY & JONAH S
27079 NEW FRONT ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0176-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

27079 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	37,500
SOH/AGL Deduction	0
ASSESSED VALUE	37,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,500
TOTAL JUST VALUE	37,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220004	NEW CONSTR	0	01/04/2022
20210260	XFOB	0	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2616/1558	1/25/2023	WD	Q	I	02	260,000
GRANTOR: WJHFL LLC						
GRANTEE: OSWALD BRITTANY KAY						
2523/1643	12/20/2021	WD	U	V	11	100
GRANTOR: COASTLAND GROUP LLC						
GRANTEE: WJHFL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0	0006	R2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 04/04/2023 BY WW Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS