BLK 178 LOTS 13,14,15 & 16
IN OR 1128/1755 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

MCKINNON GEORGE I JR/HARRIS ANITA L
4601 2ND AVE
ST AUGUSTINE, FL 32095

2023

08-3N-24-2380-0178-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

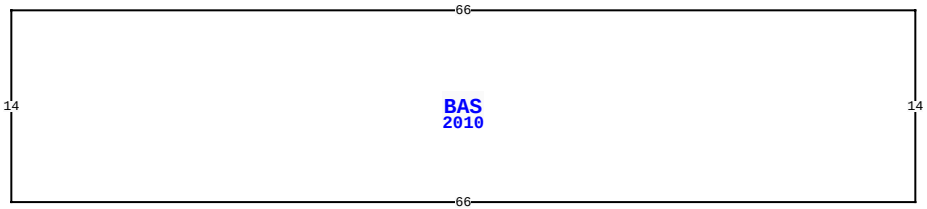
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,185
TOTALS	924		924	19,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	106.4800	69.21	63,950	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



27017 MONTANA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,185
TOTAL MARKET OB/XF VALUE	2,070
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	51,255
SOH/AGL Deduction	16,865
ASSESSED VALUE	34,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,390
TOTAL JUST VALUE	51,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9812172	MH MOVE-ON	0	12/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1128/1755	4/10/2003	QC	U	I	01	100
GRANTOR: MCKINNON GEORGE JR &						
GRANTEE: MCKINNON GEORGE JR						
1020/1685	11/26/2001	QC	U	I	07	100
GRANTOR: MCKINNON GEORGE I						
GRANTEE: MCKINNON GEORGE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W66 S14 E66 N14$.

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	504.00	SF	5.20	5.20	100	1999	1999	3	79	2,070	

TOTAL OB/XF 2,070

LAND DESCRIPTION

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	000102	C	SFR/MH	0	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS