

BLOCK 179 LOTS 1 THRU 4
IN OR 1658/854
TOWN OF HILLIARD

GEE MARK G & LISA M
27046 MINNESOTA STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0179-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floop	14 CARPET 100
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
BUD8 Adjustme	03 DIST HI 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	1,648	100	1,648	136,081
FEP	208	80	166	13,707
FOP	18	30	5	413
UCP	520	20	104	8,588
UGR	288	45	130	10,734
UST	128	45	58	4,789

TOTALS	2,810		2,111	174,312
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EXTRA FEATURES	
L N	OB/XF CODE
1	0802 ASPHALT B
2	0811 CONCRETE B

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0100	01	2,111	104.8600	94.64	199,785	1986	1996	0	0	0	12.75												
1 SINGLE FAM - 100% - 2010																							
Heated Area: 1648																							
HX Base Yr 2010																							
27046 MINNESOTA ST, HILLIARD																							
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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L N	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	0802	ASPHALT B	0	100	0	0		672.00 SF 2.40	2.40	100	1994	1994	3	50	806
2	0811	CONCRETE B	0	100	0	0		604.00 SF 5.20	5.20	100	1994	1994	3	70	2,199

TOTAL OB/XF														3,005	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		174,312	
TOTAL MARKET OB/XF VALUE		3,005	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		207,317	
SOH/AGL Deduction		91,920	
ASSESSED VALUE		115,397	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		65,397	
TOTAL JUST VALUE		207,317	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,256	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9705180	XFOB	5,862	05/21/1997
	XFOB	400	12/22/1988
08-0057	ADDITION	1,500	08/01/1988
87-756	GARAGE	2,000	05/12/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1658/0854	10/24/2009	QC	U	I	11	100	
GRANTOR: PHILLIPS DORIS M							
GRANTEE: GEE MARK G & LISA M							
1519/0445	8/15/2007	CT	U	I	14	100	
GRANTOR: CLERK OF COURT							
GRANTEE: WM SPECIALTY MTGE L							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W29 N10 W21 S10 W6 UST=[YR=1993] W16	
UCP=[YR=1994] W20 S26 E20 UGR=[YR=1993] E16 N18 W16 S18 \$ N26	
\$ S8 E16 N8 \$ S26 E6 FEP=[YR=2012] S8 E26 N8 W10	
FOP=[YR=1993] N3 W6 S3 E6 \$ W16 \$ E10 N3 E6 S3 E34 N26 \$.	