BLK 179 LOTS 19 THRU 24
IN OR 2188/806 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

CELAYIR BELINDA
27024 MINNESOTA ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0179-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

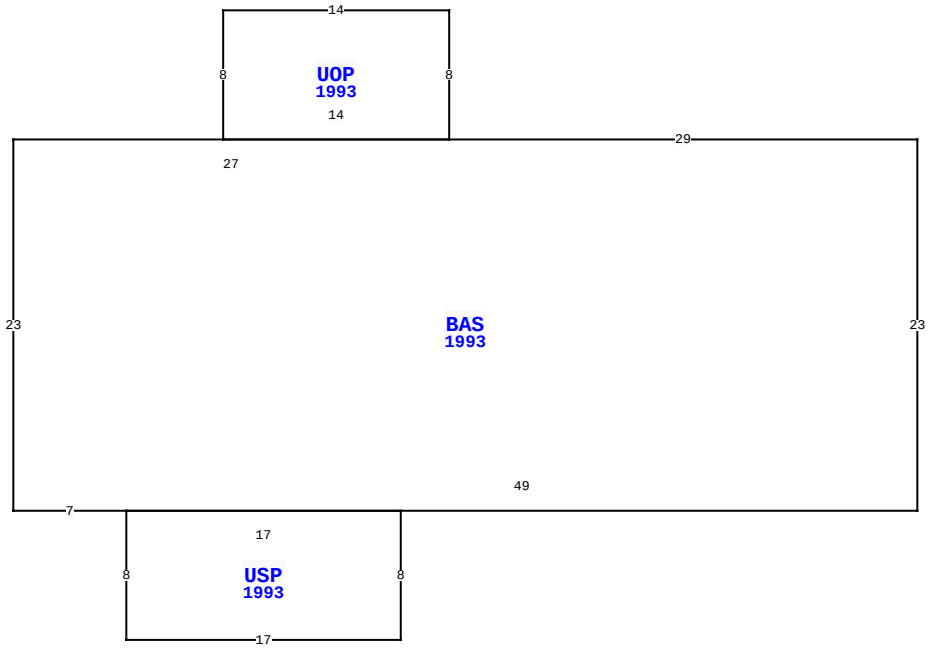
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
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	1,288	100	1,288	25,217
UOP	112	25	28	548
USP	136	50	68	1,331
TOTALS	1,536		1,384	27,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,384	100.4000	65.26	90,320	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1288 HX Base Yr 2019



27024 MINNESOTA 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		27,096
TOTAL MARKET OB/XF VALUE		4,032
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		76,128
SOH/AGL Deduction		35,167
ASSESSED VALUE		40,961
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		10,961
TOTAL JUST VALUE		76,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/0806	4/04/2018	WD	Q	I	01	45,000
GRANTOR: RUSS LATASHA GAIL						
GRANTEE: CELAYIR BELINDA						
1909/0007	3/26/2014	QC	U	I	11	100
GRANTOR: RUSS LATASHA GAIL						
GRANTEE: RUSS LATASHA GAIL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UOP=[YR=1993] N8 W14 S8 E14$ W27 S23 E7
USP=[YR=1993] S8 E17 N8 W17$ E49 N23$.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1988	1988	3	20	4,032	

LAND DESCRIPTION

TOTAL OB/XF 4,032

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	100	0006	R2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 04/30/2020 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS