



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 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

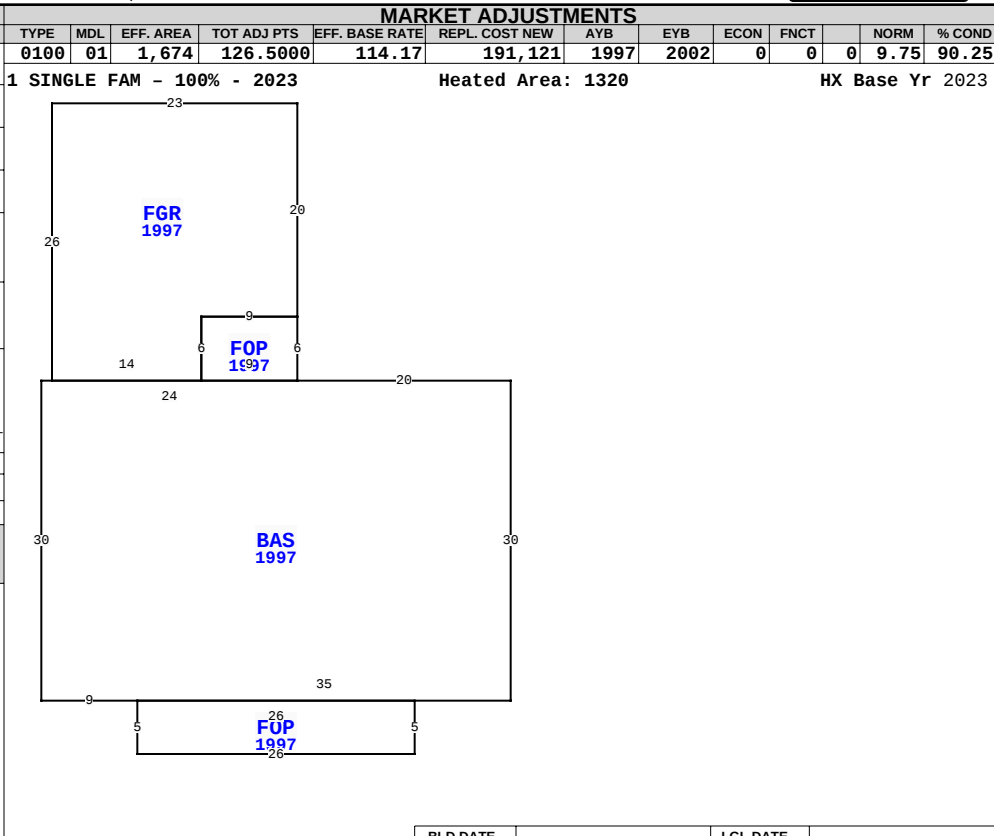
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC 6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	136,010
FGR	544	55	299	30,809
FOP	54	30	16	1,649
FOP	130	30	39	4,019

TOTALS	2,048		1,674	172,487
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,964.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	
4	0810	CONCRETE A	0	100	21	15	315.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R2	100.00	125.00	100.00	FF	



27395 NEW FRONT ST, HILLIARD

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

TOTAL OB/XF											
9,672											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						172,487					
TOTAL MARKET OB/XF VALUE						9,672					
TOTAL LAND VALUE - MARKET						30,000					
TOTAL MARKET VALUE						212,159					
SOH/AGL Deduction						95,553					
ASSESSED VALUE						116,606					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						66,606					
TOTAL JUST VALUE						212,159					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						178,398					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190180	SWIM POOL	0	06/20/2019
20110241	MECH OTHER	0	10/11/2011
9702140	NEW CONSTR	54,000	02/27/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2596/0863	10/07/2022	WD	Q	I	01	290,000	
GRANTOR: CASON RACHEL B							
GRANTEE: ST LAWRENCE BRIAN							
2236/1703	11/09/2018	WD	Q	I	01	170,900	
GRANTOR: IVEY MICHELE							
GRANTEE: CASON RACHEL B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W20 FOP=[YR=1997] N6 FGR=[YR=1997] N20 W23 S26 E14 N6 E9 \$ W9 S6 E9 \$ W24 S30 E9 FOP=[YR=1997] S5 E26 N5 W26 \$ E35 N30 \$.											