BLOCK 180 LOTS 5 THRU 8
IN OR 1128/1756
R433855

MCKINNON GEORGE I JR/HARRIS ANITA
4601 SECOND AVE
ST AUGUSTINE, FL 32095

2023

08-3N-24-2380-0180-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

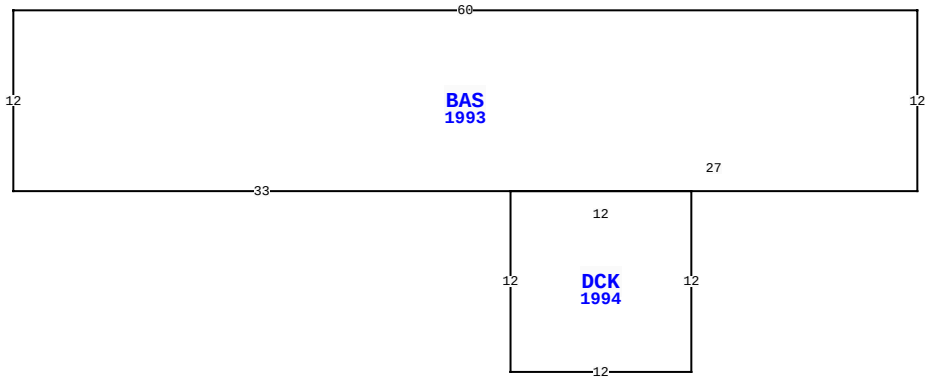
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	720	100	720	12,159
DCK	144	15	22	371
TOTALS	864		742	12,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	742	86.6000	56.29	41,767	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



27371 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	12,530
TOTAL MARKET OB/XF VALUE	3,063
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	45,593
SOH/AGL Deduction	12,383
ASSESSED VALUE	33,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,210
TOTAL JUST VALUE	45,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1128/1756	4/10/2003	WD	U	I	01	100
GRANTOR: MCKINNON GEORGE I & G						
GRANTEE: MCKINNON GEORGE JR						
1084/1684	10/03/2002	WD	U	I	01	100
GRANTOR: MCKINNON GEORGE I &						
GRANTEE: MCKINNON GEORGE I &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E33 DCK=[YR=1994] S12 E12 N12 W12$ E27 N12$.

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	765.00	SF	5.20	5.20	100	1998	1998	3	77	3,063	

LAND DESCRIPTION

TOTAL OB/XF 3,063

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 01/25/2017 BY TWSB Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS