

BLK 183 LOTS 13 THRU 17
IN OR 1309/86 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

27071 INDIANA ST LAND TRUST/PROPERTY UNION LLC
1718 CAPITOL AVE
CHEYENNE, WY 82001

2023

08-3N-24-2380-0183-0130



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floo	08 SHT VINYL 60
Interior Floo	14 CARPET 40
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	0800 MULTI-FAMILY

MAP NUM	MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	544	100	544	47,529
APT	1,072	100	1,072	93,661
FOP	96	30	29	2,534
HXB	768	100	768	67,100
HXP	16	30	5	437
HXP	128	30	38	3,320
UOP	48	20	10	874

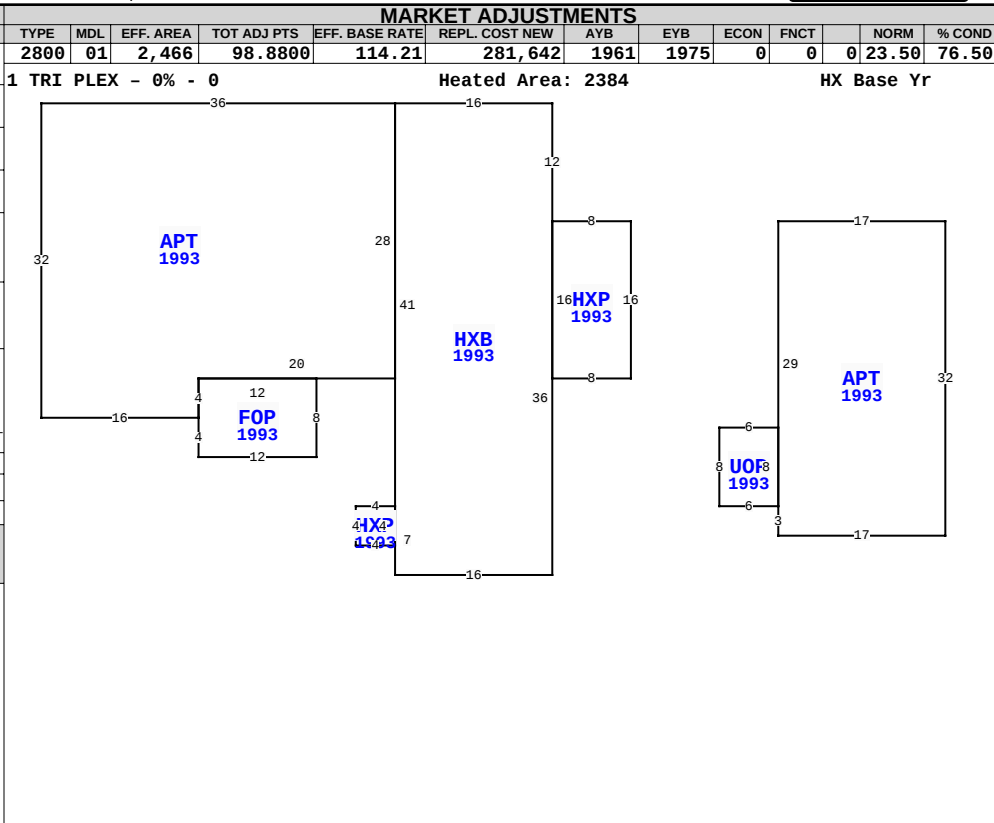
TOTALS	2,672	2,466	215,456
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EXTRA FEATURES

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
2	0810	CONCRETE A	0	0	0	0		186.00	SF 6.50	6.50	100	1970	1970	3	22	266
3	0810	CONCRETE A	0	0	12	16		192.00	SF 6.50	6.50	100	1970	1970	3	22	275
4	0510	GARAGE WD-	0	0	12	20		240.00	SF 35.00	35.00	100	1996	1996	3	25	2,100
5	0400	CONC CURB	0	0	0	0		7.00	LF 15.00	15.00	100	1990	1990	3	70	74
6	1242	WD DECK A	0	0	10	10		100.00	SF 10.00	10.00	100	1995	1995	3	20	200
7	0968	STAIRS	0	0	0	0		1.00	SF 0.00	0.00	100	1995	1995	3	100	0

LAND DESCRIPTION

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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0005	CN	125.00	125.00	15,625.00	SF		1.00	1.00	1.00	1.25	1.25	19,531							



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

27071 INDIANA ST, HILLIARD															
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		215,456
TOTAL MARKET OB/XF VALUE		2,915
TOTAL LAND VALUE - MARKET		19,531
TOTAL MARKET VALUE		237,987
SOH/AGL Deduction		57,991
ASSESSED VALUE		179,911
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		179,911
TOTAL JUST VALUE		237,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0809123	H/AC	1,400	09/11/2008
06-0037	OTHER	700	06/30/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/659	4/24/2023	WD U	I	37		75,000

GRANTOR: MATTHEW 25 INVESTMENT
GRANTEE: 27071 INDIANA ST LA
2431/1227 2/05/2021 CT U I 18 88,300
GRANTOR: CLERK OF COURT
GRANTEE: MATTHEW 25 INVESTME

BUILDING NOTES

BUILDING DIMENSIONS

HXP=[YR=1993] W8 HXB=[YR=1993] N12 W16 APT=[YR=1993] W36
S32 E16 FOP=[YR=1993] S4 E12 N8 W12 S4 \$ N4 E20 N28 \$ S41
HXP=[YR=1993] W4 S4 E4 N4 \$ S7 E16 N36 \$ S16 E8 N16 \$ PTR=
E15 APT=[YR=1993] E17 S32 W17 N3 UOP=[YR=1993] W6 N8 E6 S8
\$ N29 \$ W15 \$.