BLOCK 185 LOTS 5 TO 8
IN OR 296 PG 735
TOWN OF HILLIARD

NOBLES FERRIS & GAIL Y
PO BOX 1045
HILLIARD, FL 32046-1045

2023

08-3N-24-2380-0185-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

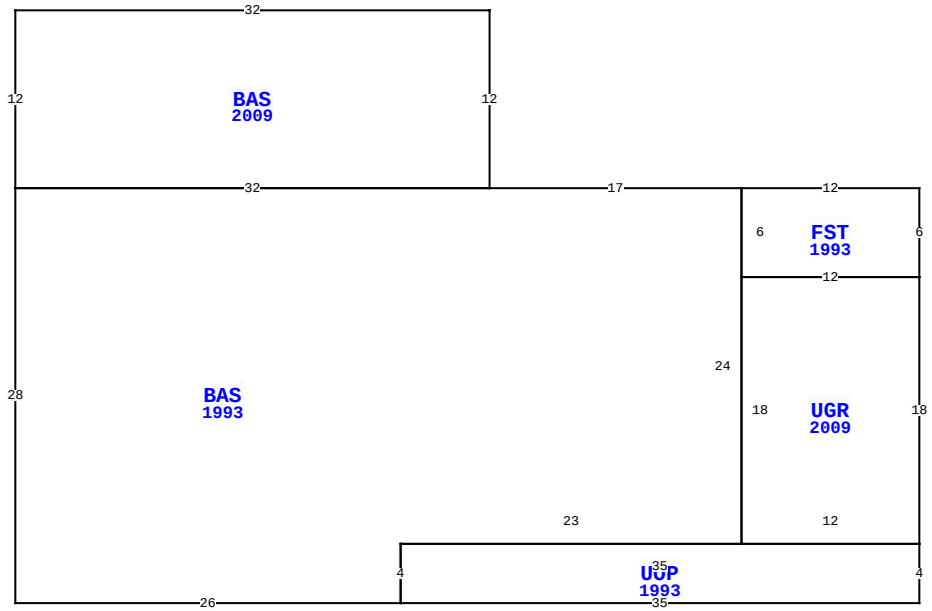
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	102,242
BAS	384	100	384	30,672
FST	72	55	40	3,195
UGR	216	45	97	7,748
UOP	140	20	28	2,236
TOTALS	2,092		1,829	146,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	106.0000	95.66	174,962	1979	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1664 HX Base Yr



27435 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		146,093
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		178,033
SOH/AGL Deduction		88,004
ASSESSED VALUE		90,029
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,029
TOTAL JUST VALUE		178,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0907075	REPAIR/RRF	8,270	07/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0296/0735	8/01/1979	WD	Q	I		29,500
GRANTOR:						
GRANTEE:						
0281/0128	12/01/1978	MS	U	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W17 BAS=[YR=2009] N12 W32 S12 E32$ W32 S28 E26 UOP=[YR=1993] E35 N4 UGR=[YR=2009] N18 W12 S18 E12$ W35 S4$ N4 E23 N24$ S6 E12 N6$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1985	1985	3	20	613	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.30	21.30	100	2003	2003	3	22	1,125	
3	0680	POLE SHED	0	100	8	7	56.00	SF	10.00	10.00	100	2003	2003	3	36	202	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	000100	C	SFR	100	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 11/05/2019 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS