

BLOCK 185 LOTS 9 THRU 12
IN OR 1921/1601
TOWN OF HILLIARD

KUTZLER WANDA JEAN CURRY/LAMBERT JUSTIN A
27419 NEW FRONT ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0185-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 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
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	1,268	100	1,268	94,949
FOP	90	30	27	2,022
FST	84	55	46	3,445

TOTALS	1,442		1,341	100,415
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50
3	0940	SHEDS/PORT	0	100	18	8	144.00	SF	21.30
4	0752	USP	0	100	20	12	240.00	SF	11.25
5	0820	WOOD WALK	0	100	54	6	324.00	SF	11.75

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,341	100.8800	91.04	122,085	1980	1980		0	0	17.75	82.25	
1 SINGLE FAM - 100% - 0 Heated Area: 1268 HX Base Yr													

TOTAL OB/XF 3,581													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
27419 NEW FRONT ST, HILLIARD													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		100,415	
TOTAL MARKET OB/XF VALUE		3,581	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		133,996	
SOH/AGL Deduction		79,753	
ASSESSED VALUE		54,243	
TOTAL EXEMPTION VALUE		54,243	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		133,996	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		114,914	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0350	REMODEL	1,500	04/20/2005
9811169	REMODEL	2,000	11/25/1998
9705168	REPAIR/RRF	1,000	05/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1921/1601	6/06/2014	QC U	I	I	11	100	
GRANTOR: KUTZLER WANDA JEAN CU							
GRANTEE: KUTZLER WANDA JEAN							
0951/1815	10/03/2000	PR U	I	I	01	100	
GRANTOR: KUTZLER WANDA JEAN P/							
GRANTEE: KUTZLER WANDA JEAN							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W40 FST=[YR=1993] W12 S7 E12 N7 \$ S7 W12 S19 FOP=[YR=1999] S3 E30 N3 W30 \$ E52 N26 \$.													