BLK 193 LOTS 18 & 19
IN OR 2119/27 &
CHANCEY ORDER BK 14/278 &

MILLER JEAN L/E/
27442 KENTUCKY ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0193-0200

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

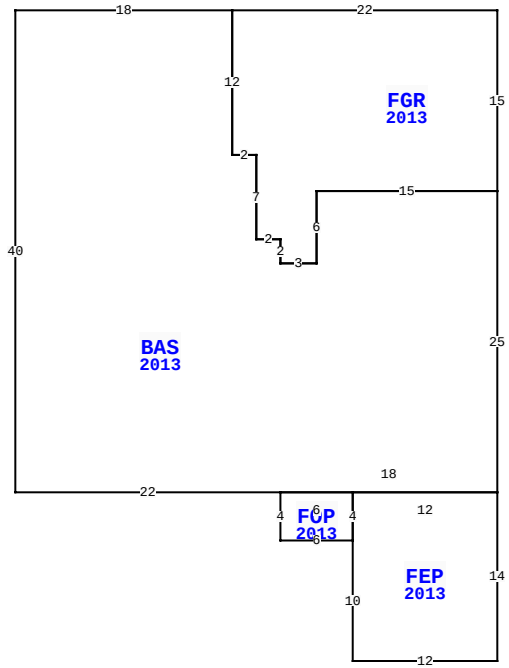
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1,250	129,684
FEP	168	80	134	13,902
FGR	350	55	192	19,919
FOP	24	30	7	726
TOTALS	1,792		1,583	164,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,583	119.7480	108.07	171,075	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1250 HX Base Yr 2014



27442 KENTUCKY ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,232
TOTAL MARKET OB/XF VALUE		12,816
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		229,548
SOH/AGL Deduction		89,586
ASSESSED VALUE		139,962
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		84,962
TOTAL JUST VALUE		229,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120149	SHED	0	11/29/2012
20120120	H/AC	0	08/17/2012
20120108	NEW CONSTR	0	07/31/2012
20120101	NEW CONSTR	64,182	07/30/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1163	3/24/2022	WD	U	I	11	100
GRANTOR: MILLER JEAN						
GRANTEE: HUNTER VICKIE LEE						
2119/0027	5/03/2017	QC	U	V	11	4,000
GRANTOR: NASSAU COUNTY						
GRANTEE: MILLER RICHARD & JE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W22 BAS=[YR=2013] W18 S40 E22 FOP=[YR=2013] S4 E6 FEP=[YR=2013] S10 E12 N14 W12 S4$ N4 W6$ E18 N25 W15 S6 W3 N2 W2 N7 W2 N12$ S12 E2 S7 E2 S2 E3 N6 E15 N15$.

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	16	11	176.00	SF	30.00	30.00	100	2012	2012	3	60	3,168	
2	0812	CONCRETE C	0	100	0	0	2,566.00	SF	4.00	4.00	100	2012	2012	3	94	9,648	

LAND DESCRIPTION

TOTAL OB/XF 12,816

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	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							
2	000100	C	SFR	100		R2	50.00	125.00	50.00	FF		1.00	1.00	1.00	300.00	300.00	15,000							

REVIEW DATE 09/28/2018 BY TWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS