BLK 194 LOTS 13 THRU 24
IN OR 1101/1803 & OR 1664/784
TOWN OF HILLIARD WEST S/D OF

NYE MARILYN/NYE JEREMY
27020 WEST 9TH AVE
HILLIARD, FL 32046-0792

2023

08-3N-24-2380-0194-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

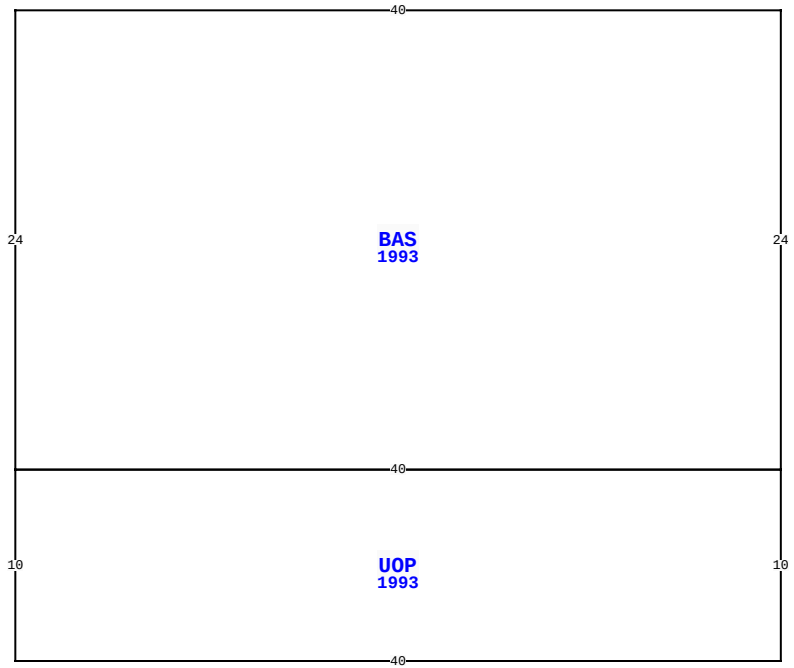
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 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	960	100	960	21,603
UOP	400	25	100	2,250
TOTALS	1,360		1,060	23,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,060	115.4000	75.01	79,511	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 960 HX Base Yr



27020 W NINTH AVE, 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		23,853
TOTAL MARKET OB/XF VALUE		2,795
TOTAL LAND VALUE - MARKET		81,000
TOTAL MARKET VALUE		107,648
SOH/AGL Deduction		54,255
ASSESSED VALUE		53,393
TOTAL EXEMPTION VALUE	HX HB WX DX SX	53,393
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		107,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	ADDITION	2,000	01/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1101/1803	12/18/2002	QC	U	I	01	100
GRANTOR: NYE TERRY L & MARILYN						
GRANTEE: NYE JEREMY & MARILY						
0167/0259	3/28/1974	WD	Q	V		1,500
GRANTOR: WALKER KELLY SR & VIO						
GRANTEE: NYE TERRY & MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 UOP=[YR=1993] S10 E40 N10 W40$ E40 N24$.

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
2	0812	CONCRETE C	0	100	0	0	1,701.00	SF	4.00	4.00	100	1980	1980	3	35	2,381	
4	0801	ASPHALT A	0	100	0	0	276.00	SF	3.00	3.00	100	1990	1990	3	50	414	

LAND DESCRIPTION

TOTAL OB/XF 2,795

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	100	0006	R2	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS