BLK 195 LOTS 17 THRU 24
IN OR 1413/1968 & OR 1714/385
TOWN OF HILLIARD WEST S/D OF

BROWNING CLIFTON E JR & STEPHANIE L
27052 WEST 10TH AV
HILLIARD, FL 32046

2023

08-3N-24-2380-0195-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

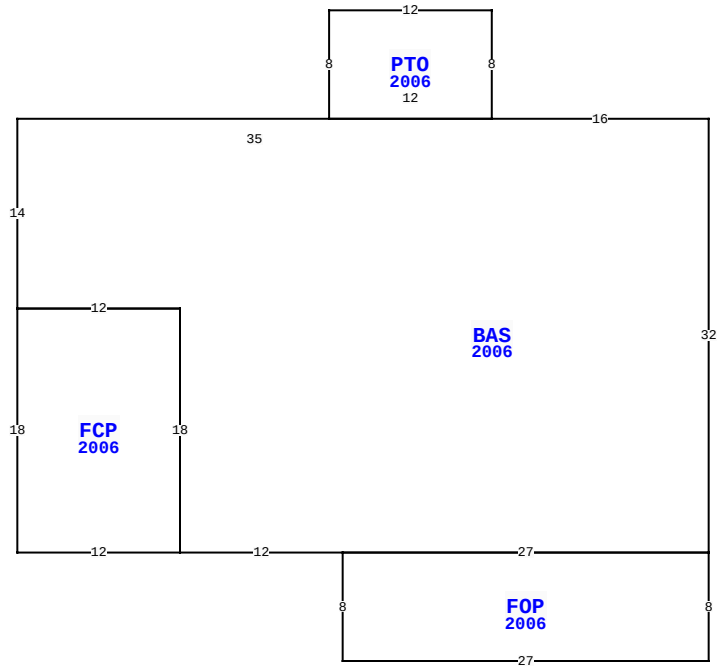
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,416	100	1,416	130,221
FCP	216	25	54	4,966
FOP	216	30	65	5,977
PTO	96	5	5	460
TOTALS	1,944		1,540	141,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,540	110.1600	99.42	153,107	2006	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1416 HX Base Yr 2007



27052 W TENTH 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		141,624
TOTAL MARKET OB/XF VALUE		13,481
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		215,105
SOH/AGL Deduction		110,283
ASSESSED VALUE		104,822
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,822
TOTAL JUST VALUE		215,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210049	CARPORT	21,639	03/15/2021
0508304	CO ISSUED	0	10/01/2005
0508304	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/1968	5/22/2006	WD	Q	I		156,000

GRANTOR: CAIN CONSTRUCTION COM

GRANTEE: BROWNING CLIFTON E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 PTO=[YR=2006] N8 W12 S8 E12$ W35 S14 FCP=[YR=2006] S18 E12 N18 W12$ E12 S18 E12 FOP=[YR=2006] S8 E27 N8 W27$ E27 N32$.

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	12	192.00	SF	13.20	13.20	100	2006	2006	3	31	786	
2	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100	2006	2006	3	88	2,801	
3	0351	CARPORT MT	0	100	30	34	1,020.00	SF	10.00	10.00	100	2021	2021	3	97	9,894	

LAND DESCRIPTION

TOTAL OB/XF 13,481

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	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							
2	000100	C	SFR	100	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS