BLK 196 LOTS 1 THRU 4
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

FRANKLIN MICHAEL & VICKIE
PO BOX 1107
HILLIARD, FL 32046-1107

2023

08-3N-24-2380-0196-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

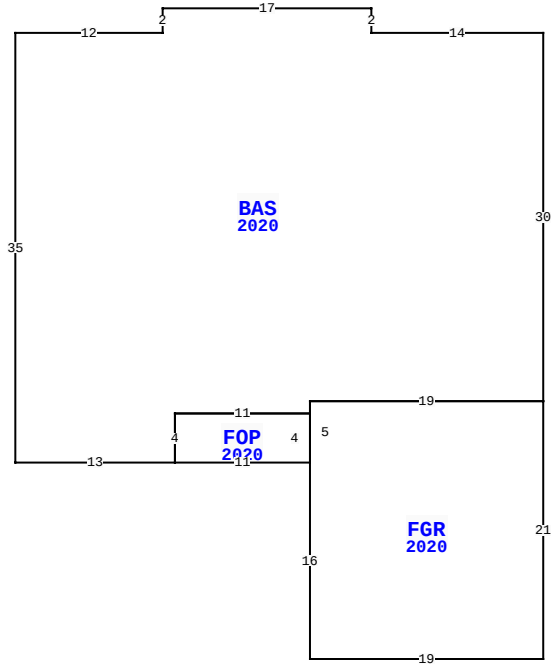
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	149,291
FGR	399	55	219	23,353
FOP	44	30	13	1,386
TOTALS	1,843		1,632	174,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,632	119.9520	108.26	176,680	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1400 HX Base Yr



27520 KENTUCKY ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/15/2020 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	174,030
TOTAL MARKET OB/XF VALUE	2,909
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	206,939
SOH/AGL Deduction	8,499
ASSESSED VALUE	198,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,440
TOTAL JUST VALUE	206,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1694/1249	7/28/2010	QC	U	V	11	101,500

GRANTOR: TIITF/STATE OF FLORID

GRANTEE: FRANKLIN MICHAEL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 N2 W17 S2 W12 S35 E13 FOP=[YR=2020] E11 FGR=[YR=2020] S16 E19 N21 W19 S5$ N4 W11 S4$ N4 E11 N1 E19 N30$.

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	0811	CONCRETE B	0	0	0	0	565.00	SF	5.20	5.20	100	2020	2020	3	99	2,909	

LAND DESCRIPTION

TOTAL OB/XF 2,909

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	000115	C	SFR ACRES	0	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 03/15/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS