BLK 197 LOTS 9 THRU 12
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

HUNT JAYNE/WHITAKER ANDREW ET AL
27521 KENTUCKY ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0197-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

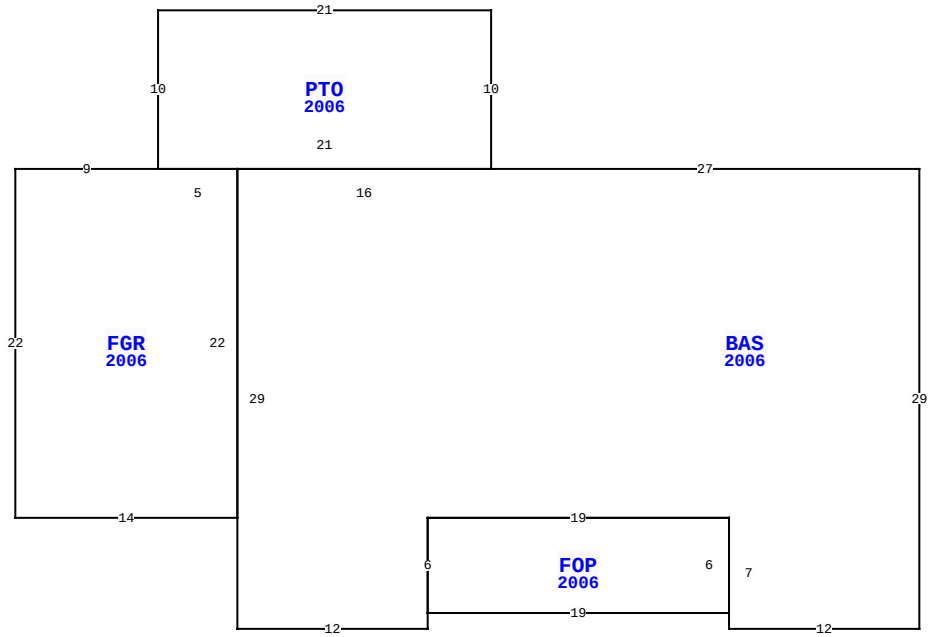
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,114	100	1,114	130,425
FGR	308	55	169	19,787
FOP	114	30	34	3,981
PTO	210	5	10	1,171
TOTALS	1,746		1,327	155,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,327	133.0472	120.08	159,346	2006	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1114 HX Base Yr 2023



27521 KENTUCKY ST, 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		155,362
TOTAL MARKET OB/XF VALUE		3,652
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		189,014
SOH/AGL Deduction		26,101
ASSESSED VALUE		162,913
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		57,913
TOTAL JUST VALUE		189,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0605078	CO ISSUED	55,092	10/17/2006
0605078	NEW CONSTR	55,092	10/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/0198	10/14/2020	WD	Q	I	02	187,500
GRANTOR: HACKNEY ELIZABETH						
GRANTEE: WHITAKER ANDREW JOH						
2308/0807	9/17/2019	QC	U	I	11	128,900
GRANTOR: UNITED STATES OF AMER						
GRANTEE: HACKNEY ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W27 PTO=[YR=2006] N10 W21 S10 FGR=[YR=2006] W9 S22 E14 N22 W5$ E21$ W16 S29 E12 N1 FOP=[YR=2006] E19 N6 W19 S6$ N6 E19 S7 E12 N29$.

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	100	0	0	798.00	SF	5.20	5.20	100	2006	2006	3	88	3,652	

LAND DESCRIPTION

TOTAL OB/XF 3,652

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							

REVIEW DATE 09/28/2018 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS