BLK 198 LOTS 7 THRU 12
IN OR 2153/818
TOWN OF HILLIARD WEST S/D OF

BAYLESS HEATHER
27480 IOWA STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0198-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

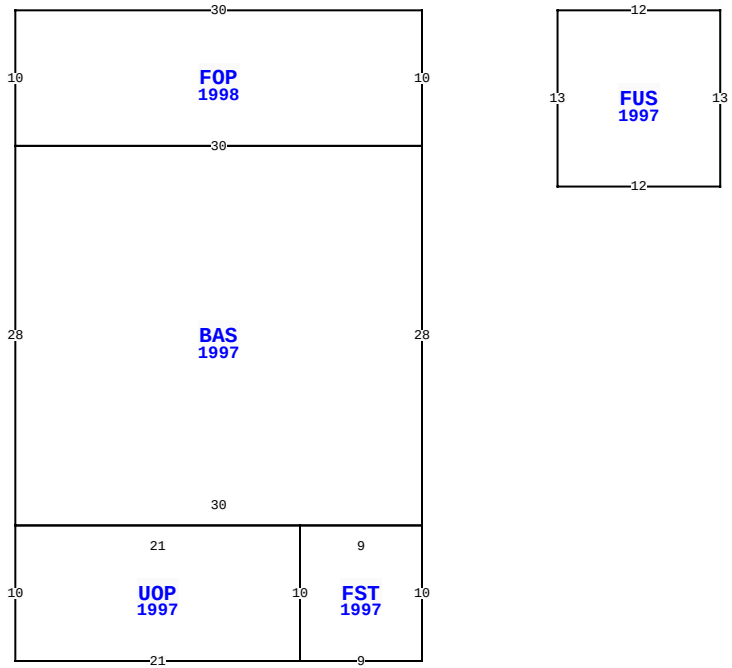
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	840	100	840	80,034
FOP	300	30	90	8,575
FST	90	55	50	4,764
FUS	156	100	156	14,863
UOP	210	20	42	4,001
TOTALS	1,596		1,178	112,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,178	120.3100	108.58	127,907	1997	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2019 Heated Area: 996 HX Base Yr 2019



27480 IOWA 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		112,238
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		157,958
SOH/AGL Deduction		47,940
ASSESSED VALUE		110,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,018
TOTAL JUST VALUE		157,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/0818	10/20/2017	WD	Q	I	01	100,200
GRANTOR: STOKES HERBERT A IV						
GRANTEE: BAYLESS HEATHER						
1206/1770	2/06/2004	WD	Q	I		83,000
GRANTOR: FRANKLIN MICHAEL						
GRANTEE: STOKES HERBERT A IV						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W30 S10 BAS=[YR=1997] S28 UOP=[YR=1997] S10 E21 FST=[YR=1997] E9 N10 W9 S10$ N10 W21$ E30 N28 W30$ E30 N10$ PTR=E10 FUS=[YR=1997] E12 S13 W12 N13$ W10$.

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	0802	ASPHALT B	0	100	0	0	600.00	SF	2.40	2.40	100	1999	1999	3	50	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 02/01/2017 BY TWSB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS