BLK 198 LOTS 13 THRU 19
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

RODEFFER JOE D
27222 WEST TENTH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0198-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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	05	Quality Level 05

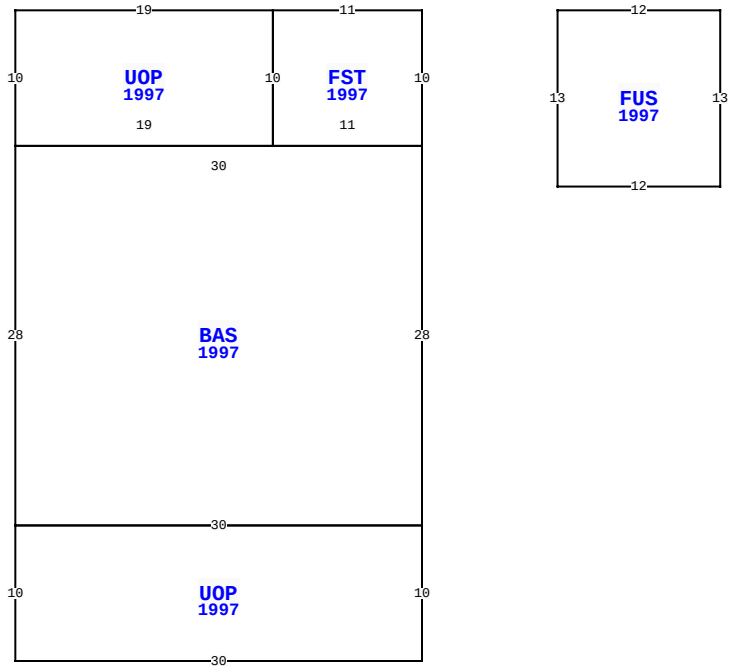
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	101,629
FST	110	55	60	7,259
FUS	156	100	156	18,874
UOP	190	20	38	4,597
UOP	300	20	60	7,259
TOTALS	1,596		1,154	139,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,154	153.2124	138.27	159,564	1997	1997	0	0	0	12.50	87.50

1 SINGLE FAM – 0% - 0 Heated Area: 996 HX Base Yr



27222 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	139,618
TOTAL MARKET OB/XF VALUE	4,620
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	196,738
SOH/AGL Deduction	7,685
ASSESSED VALUE	189,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,053
TOTAL JUST VALUE	196,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210276	XFOB	0	12/17/2021
20170192	REMODEL	0	11/03/2017
20100012	ELEC OTHER	0	05/06/2010
20100044	MECH OTHER	6,210	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0282	12/17/2021	WD	Q	I	01	227,500
GRANTOR: KAY MICHELLE S CHRIST						
GRANTEE: RODEFFER JOE D						
2488/1470	8/16/2021	FJ	U	I	11	0
GRANTOR: CHRISTENSEN LAVONNE M						
GRANTEE: KAY MICHELLE S CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1997] W11 UOP=[YR=1997] W19 S10 BAS=[YR=1997] S28 UOP=[YR=1997] S10 E30 N10 W30$ E30 N28 W30$ E19 N10$ S10 E11 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	0812	CONCRETE C	0	0	0	0	1,462.00	SF	4.00	4.00	100	1999	1999	3	79	4,620	

LAND DESCRIPTION

TOTAL OB/XF 4,620

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	0	0006	R2	175.00	125.00	175.00	FF		1.00	1.00	1.00	300.00	300.00	52,500							

REVIEW DATE 04/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS