BLK 199 LOTS 1 THRU 6
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

MIXON KYLE G L & TREASURE MARIE
27532 MINNESOTA ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0199-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

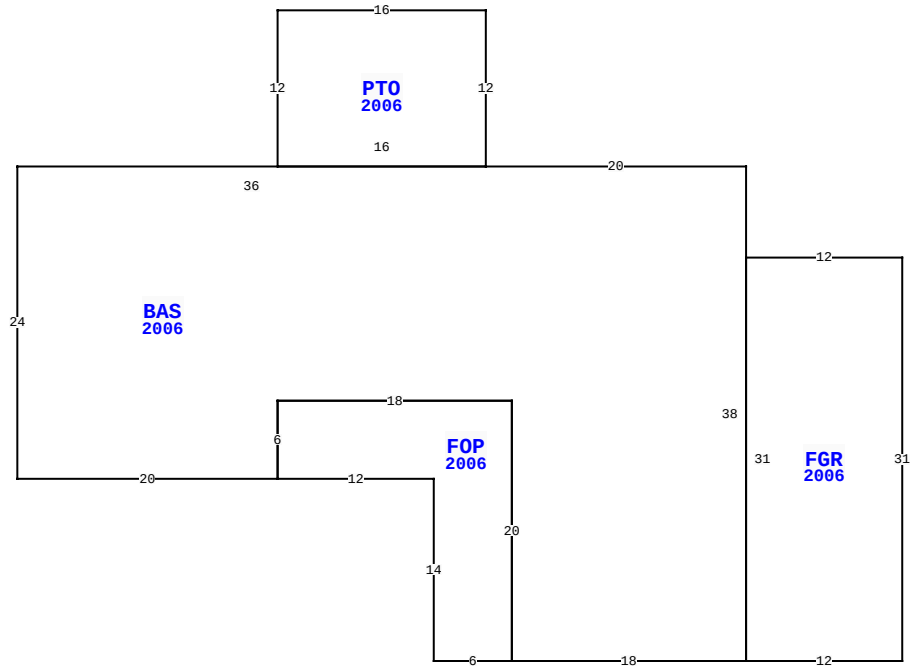
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	140,613
FGR	372	55	205	19,372
FOP	192	30	58	5,481
PTO	192	5	10	945
TOTALS	2,244		1,761	166,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	113.2000	102.16	179,904	2006	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1488 HX Base Yr



27532 MINNESOTA ST, HILLIARD

BLD DATE	06/26/2007 JH	LGL DATE	
XF DATE	06/26/2007 JH	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	166,411
TOTAL MARKET OB/XF VALUE	3,116
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	214,527
SOH/AGL Deduction	0
ASSESSED VALUE	214,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,527
TOTAL JUST VALUE	214,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0508266	NEW CONSTR	0	08/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/0811	9/09/2022	WD	Q	I	01	275,000
GRANTOR: PIKE BRANDON K						
GRANTEE: MIXON KYLE GARRETT						
2205/0023	6/19/2018	WD	U	I	12	126,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PIKE BRANDON K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 PTO=[YR=2006] N12 W16 S12 E16$ W36 S24 E20
FOP=[YR=2006] E12 S14 E6 N20 W18 S6$ N6 E18 S20 E18
FGR=[YR=2006] E12 N31 W12 S31$ N38$.

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	681.00	SF	5.20	5.20	100	2006	2006	3	88	3,116	

LAND DESCRIPTION

TOTAL OB/XF 3,116

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	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	0	0005	R2	50.00	125.00	50.00	FF		1.00	1.00	1.00	300.00	300.00	15,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS