BLK 200 LOTS 19 THRU 24
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

BALESTRA CALEIGH ANN &/MILLER LEWIS RYAN
27384 W 10TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0200-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

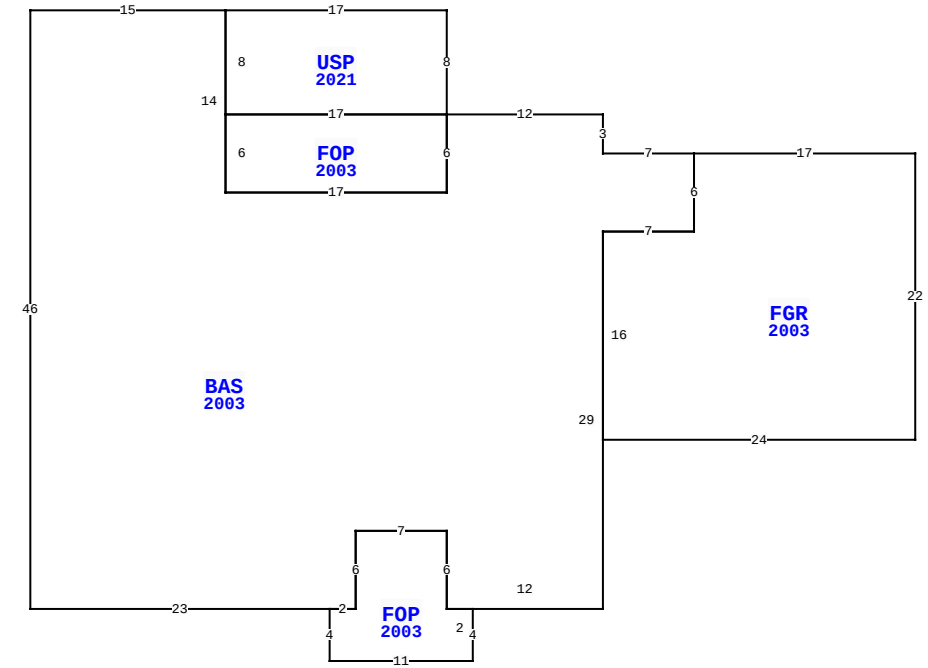
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	1,690	149,211
FGR	486	55	267	23,573
FOP	86	30	26	2,296
FOP	102	30	31	2,737
USP	136	30	41	3,620
TOTALS	2,500		2,055	181,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,055	107.8000	97.29	199,931	2003	2003	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1690 HX Base Yr 2023



27384 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		181,437
TOTAL MARKET OB/XF VALUE		3,237
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		229,674
SOH/AGL Deduction		0
ASSESSED VALUE		229,674
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,674
TOTAL JUST VALUE		229,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0100	2/14/2022	WD	Q	I	01	285,000
GRANTOR: GRUBBS JIMMY L SR & V						
GRANTEE: BALESTRA CALEIGH AN						
2444/0070	3/15/2021	WD	U	I	12	184,000
GRANTOR: TRUIST BANK						
GRANTEE: GRUBBS JIMMY LEE SR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W17 BAS=[YR=2003] W7 N3 W12 USP=[YR=2021] N8 W17 S8 FOP=[YR=2003] S6 E17 N6 W17$ E17$ S6 W17 N14 W15 S46 E23 FOP=[YR=2003] S4 E11N4 W2 N6 W7 S6 W2$ E2 N6 E7 S6E12 N29 E7 N6$ S6 W7 S16 E24 N22$.

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	741.00	SF	5.20	5.20	100	2003	2003	3	84	3,237	

LAND DESCRIPTION

TOTAL OB/XF 3,237

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	0006	R2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS