BLK 202 LOTS 1 THRU 6
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

FITZGERALD DANNY G & SHELIA G
27452 WEST 11TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0202-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

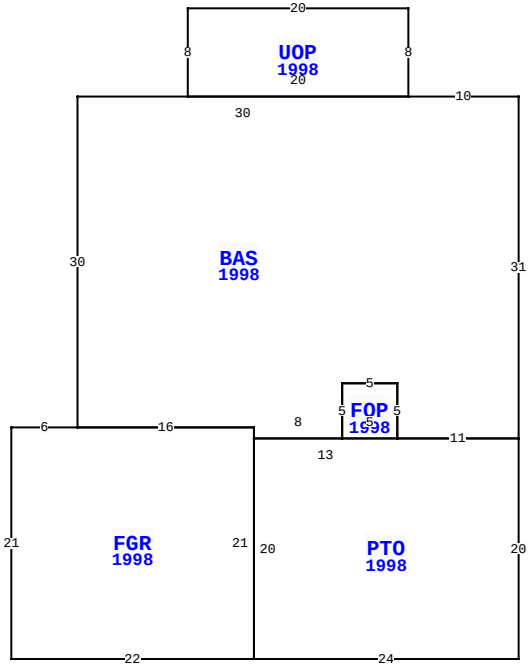
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,199	100	1,199	131,122
FGR	462	55	254	27,777
FOP	25	30	8	875
PTO	480	5	24	2,624
UOP	160	20	32	3,500
TOTALS	2,326		1,517	165,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	138.8832	125.34	190,141	1998	2003	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1199 HX Base Yr 2020



27452 W ELEVENTH 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		165,898
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		211,198
SOH/AGL Deduction		56,017
ASSESSED VALUE		155,181
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,181
TOTAL JUST VALUE		211,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9903037	H/AC	0	04/12/1999
9804060	NEW CONSTR	44,000	04/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/1024	3/29/2019	WD	Q	I	01	182,000
GRANTOR: JANNEY AUSTIN & JADE						
GRANTEE: FITZGERALD DANNY G						
2091/0219	12/15/2016	QC	U	I	11	0
GRANTOR: JANNEY AUSTIN R & JAD						
GRANTEE: JANNEY AUSTIN & JAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 UOP=[YR=1998] N8 W20 S8 E20 $ W30 S30
FGR=[YR=1998] W6 S21 E22 PTO=[YR=1998] E24 N20 W11
FOP=[YR=1998] N5 W5 S5 E5 $ W13 S20 $ N21 W16 $ E16 S1 E8 N5
E5 S5 E11 N31 $.

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	1242	WD DECK A	0	100	0	0	200.00	SF	7.50	7.50	100	2000	2000	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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 06/26/2019 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS