BLK 202 LOTS 9 THRU 18
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

MAHONEY CYNTHIA & PAUL
96051 OAK CANOPY LANE
FERNANDINA BEACH, FL 32034

2023

08-3N-24-2380-0202-0090

BUILDING CHARACTERISTICS

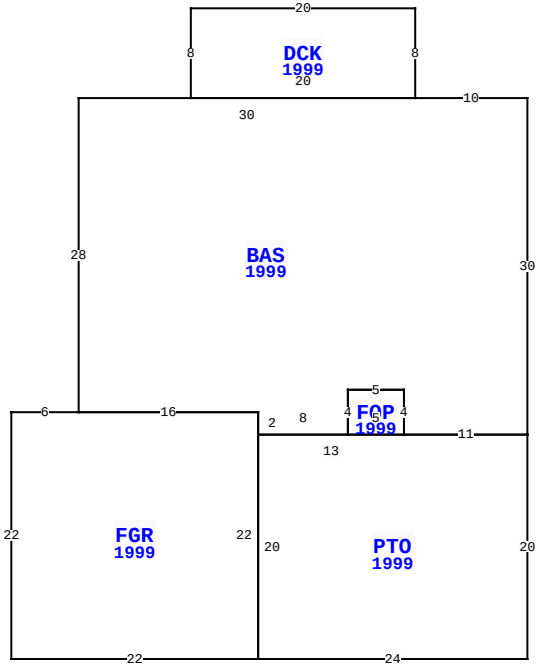
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,148	100	1,148	103,251
DCK	160	10	16	1,439
FGR	484	55	266	23,924
FOP	20	30	6	539
PTO	480	5	24	2,159
TOTALS	2,292		1,460	131,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	113.8320	102.73	149,986	1999	1999	0	0	0	12.45	87.55

1 SINGLE FAM – 0% - 0 Heated Area: 1148 HX Base Yr



27605 MISSOURI ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,313
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	206,313
SOH/AGL Deduction	20,387
ASSESSED VALUE	185,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,926
TOTAL JUST VALUE	206,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
98-07109	NEW CONSTR	44,000	06/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2634/370	4/26/2023	WD	Q	I	01	214,100
GRANTOR: AYARS BONNIE L						
GRANTEE: MAHONEY CYNTHIA & P						
2190/0492	4/13/2018	WD	Q	I	01	162,500
GRANTOR: LAROCHE FRANK W & DON						
GRANTEE: AYARS CARL E & BONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W10 DCK=[YR=1999] N8 W20 S8 E20$ W30 S28
FGR=[YR=1999] W6 S22 E22 PTO=[YR=1999] E24 N20 W11
FOP=[YR=1999] N4 W5 S4 E5$ W13 S20$ N22 W16$ E16 S2 E8 N4 E5 S4 E11 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS