BLK 202 LOTS 19 THRU 24
IN OR 976/698
TOWN OF HILLIARD WEST S/D OF

STEPHENS PAUL C & GLORIA S
27462 W ELEVENTH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0202-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

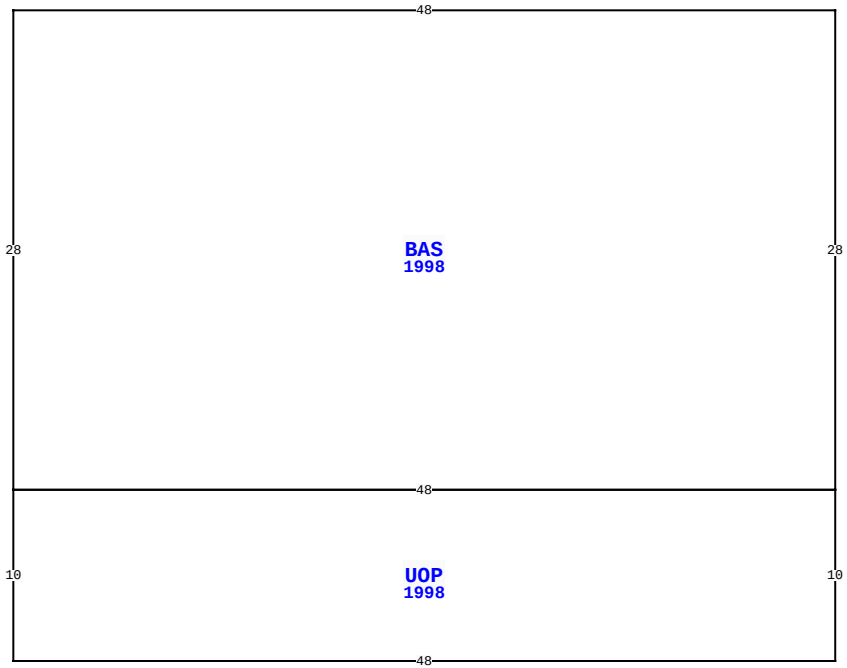
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	120,102
UOP	480	20	96	8,579
TOTALS	1,824		1,440	128,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,440	112.2000	101.26	145,814	1998	1998	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2002 Heated Area: 1344 HX Base Yr 2002



27462 W ELEVENTH AVE, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,681
TOTAL MARKET OB/XF VALUE		1,742
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		175,423
SOH/AGL Deduction		77,222
ASSESSED VALUE		98,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,201
TOTAL JUST VALUE		175,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/0698	3/16/2001	WD	Q	I		91,500
GRANTOR: WILLOUGHBY WILEY M &						
GRANTEE: STEPHENS PAUL & GLO						
0852/1600	10/19/1998	WD	U	I	07	100
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: WILLOUGHBY WILEY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S28 UOP=[YR=1998] S10 E48 N10 W48 $ E48 N28 $.

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	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50	6.50	100	1998	1998	3	77	1,742	

TOTAL OB/XF 1,742

LAND DESCRIPTION

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 09/28/2018 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS