BLK 203 LOTS 1 THRU 6
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

SMITH LINDA R & RANDALL W L/E/
27604 MISSOURI STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0203-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

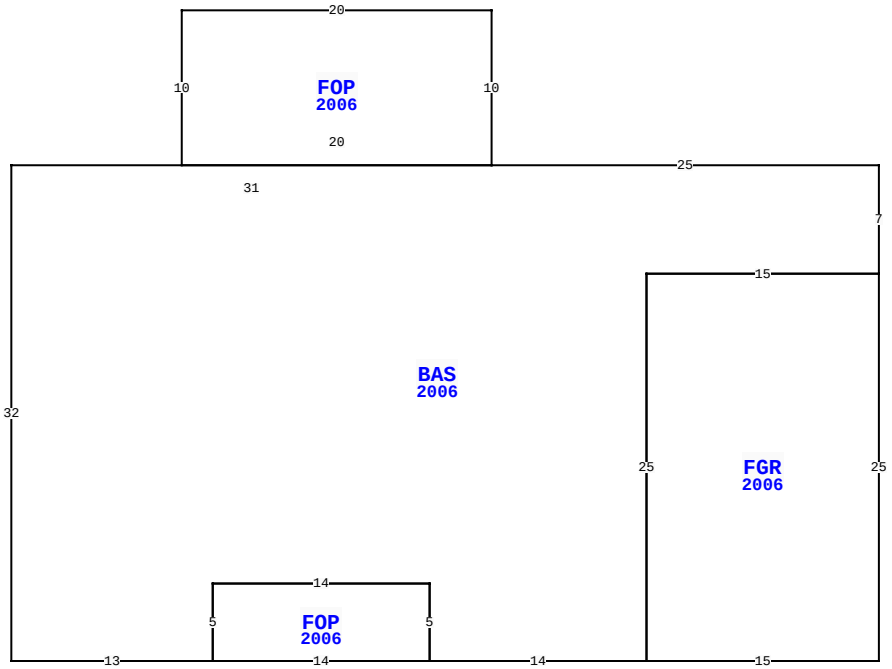
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,347	100	1,347	125,302
FGR	375	55	206	19,163
FOP	70	30	21	1,953
FOP	200	30	60	5,581
TOTALS	1,992		1,634	152,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,634	111.4860	100.62	164,413	2006	2006	0	0	0	7.55	92.45

1 SINGLE FAM – 100% - 2007 Heated Area: 1347 HX Base Yr 2007



27604 MISSOURI ST, 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		152,000
TOTAL MARKET OB/XF VALUE		7,872
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		204,872
SOH/AGL Deduction		89,687
ASSESSED VALUE		115,185
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,185
TOTAL JUST VALUE		204,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0508271	NEW CONSTR	0	02/09/2006
060101	OTHER	0	01/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/0134	5/04/2022	QC	U	I	11	100
GRANTOR: SMITH LINDA R & RANDA						
GRANTEE: SMITH DANILE M & MA						
1390/0455	2/17/2006	WD	Q	I		145,000
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: SMITH LINDA R & RAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 FOP=[YR=2006] N10 W20 S10 E20$ W31 S32 E13 FOP=[YR=2006] E14 N5 W14 S5$ N5 E14 S5 E14 FGR=[YR=2006] E15 N25 W15 S25$ N25 E15 N7$.

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	782.00	SF	5.20	5.20	100	2006	2006	3	88	3,578	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	24.85	24.85	100	2006	2006	3	48	4,294	

LAND DESCRIPTION

TOTAL OB/XF 7,872

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