BLK 203 LOTS 19 THRU 24
IN OR 1745/363
TOWN OF HILLIARD WEST S/D OF

SMITH CHRISTOPHER A & AMANDA
27386 W ELEVENTH AV
HILLIARD, FL 32046

2023

08-3N-24-2380-0203-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

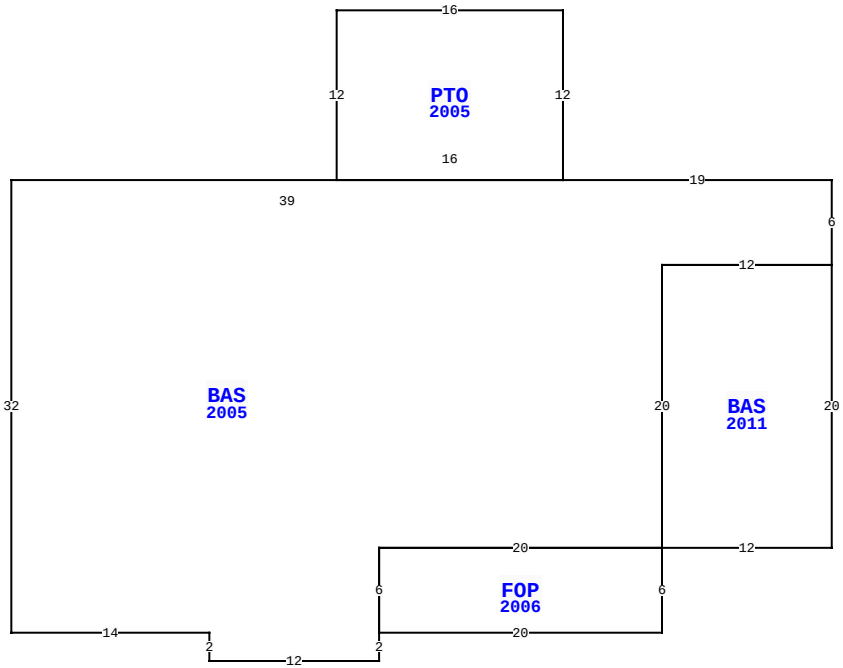
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,448	100	1,448	133,816
BAS	240	100	240	22,179
FOP	120	30	36	3,327
PTO	192	5	10	925
TOTALS	2,000		1,734	160,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	111.3000	100.45	174,180	2005	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1688 HX Base Yr 2012



27386 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		160,246
TOTAL MARKET OB/XF VALUE		5,196
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		210,442
SOH/AGL Deduction		89,045
ASSESSED VALUE		121,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,397
TOTAL JUST VALUE		210,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200020	SWIM POOL	0	01/27/2020
0358	NEW CONSTR	71,878	04/26/2005
0359	OTHER	0	04/26/2005
0360	ELEC OTHER	0	04/26/2005
0361	MECH OTHER	0	04/26/2005
0362	OTHER	0	04/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1745/0363	6/08/2011	WD	Q	I	02	149,000
GRANTOR: JOHNS RICHARD A JR &						
GRANTEE: SMITH CHRISTOPHER A						
1364/0166	11/02/2005	WD	Q	I		125,300
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: JOHNS RICHARD A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 PTO=[YR=2005] N12 W16 S12 E16$ W39 S32 E14 S2 E12 N2 FOP=[YR=2006] E20 N6 W20 S6$ N6 E20 BAS=[YR=2011] E12 N20 W12 S20$ N20 E12 N6$.

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	0812	CONCRETE C	0	100	0	0	1,226.00	SF	4.00	4.00	100	2005	2005	3	87	4,266	
3	1242	WD DECK A	0	100	0	0	200.00	SF	5.00	5.00	100	2020	2020	3	93	930	

LAND DESCRIPTION

TOTAL OB/XF 5,196

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 10/13/2020 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS