BLK 204 LOTS 21 TO 24
IN OR 2241/1233
TOWN OF HILLIARD WEST S/D OF

GAMBLE JESSIE L & DONALD E II
PO BOX 66
HILLIARD, FL 32046

2023

08-3N-24-2380-0204-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	04	Quality Level 04

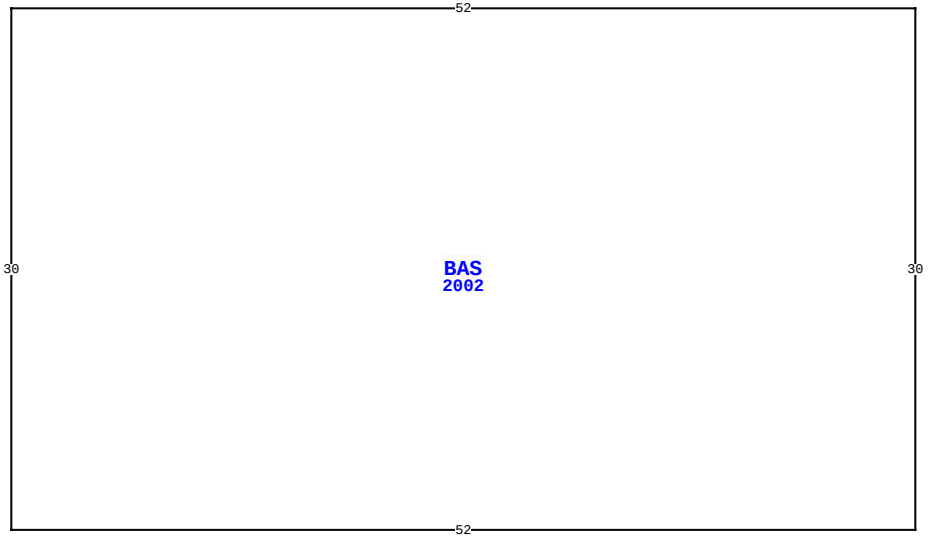
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	72,959
TOTALS	1,560		1,560	72,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	128.4800	89.94	140,306	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 0 Heated Area: 1560 HX Base Yr



27568 MINNESOTA 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		72,959
TOTAL MARKET OB/XF VALUE		648
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		103,607
SOH/AGL Deduction		46,737
ASSESSED VALUE		56,870
TOTAL EXEMPTION VALUE	HX HB WX	36,870
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		103,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2241/1233	10/31/2018	WD	U	I	30	16,500
GRANTOR: GAMBLE JESSIE L						
GRANTEE: GAMBLE JESSIE L & D						
0456/0412	5/01/1985	WD	Q	V		800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S30 E52 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
2	1242	WD DECK A	0	100	12	8	96.00	SF	7.50	7.50	100	2019	2019	3	90	648	

LAND DESCRIPTION

TOTAL OB/XF 648

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	000102	C	SFR/MH	100	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 04/30/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS