

BLK 205 LOTS 7 THRU 12
IN OR 1298/1141
TOWN OF HILLIARD WEST S/D OF

PATTERSON CHARLES J & SUSAN L
27211 TWELFTH AVE WEST
HILLIARD, FL 32046

2023

08-3N-24-2380-0205-0070



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	14	CARPET 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

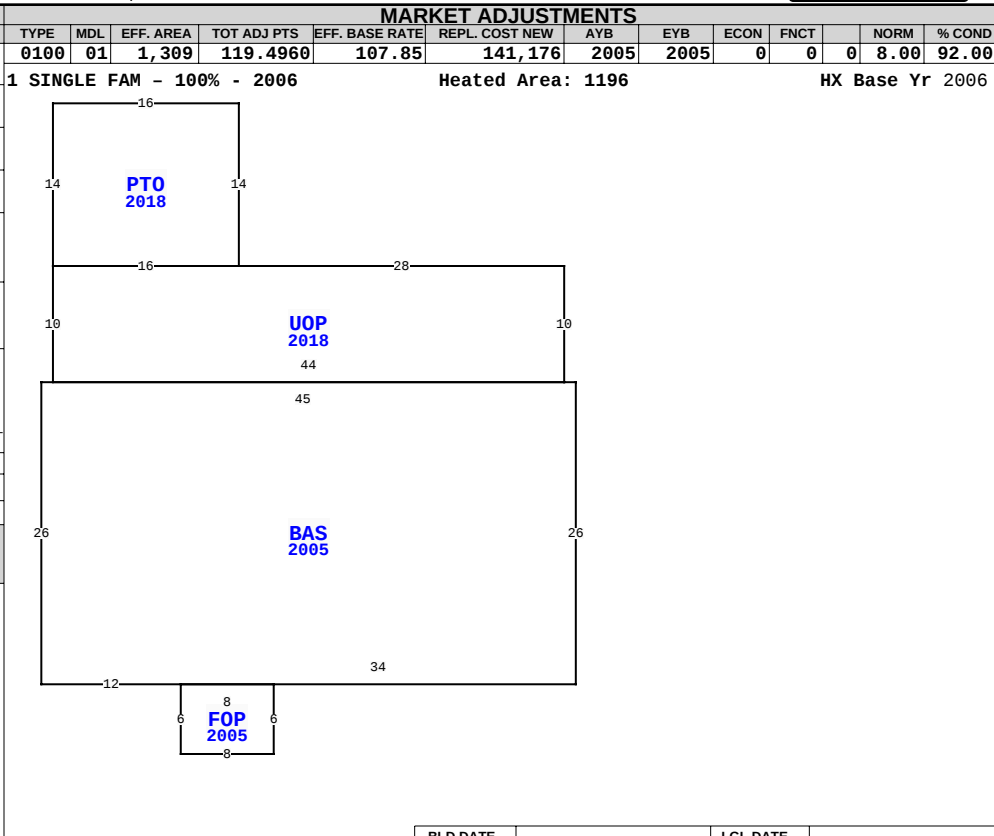
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	118,670
FOP	48	30	14	1,389
PTO	224	5	11	1,091
UOP	440	20	88	8,732

TOTALS	1,908		1,309	129,882
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	908.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	R2	150.00	125.00	150.00



27211 W TWELFTH AVE, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		129,882	
TOTAL MARKET OB/XF VALUE		4,108	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		178,990	
SOH/AGL Deduction		78,827	
ASSESSED VALUE		100,163	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		50,163	
TOTAL JUST VALUE		178,990	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,514	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1298/1141	2/28/2005	WD	Q	I		91,900	
GRANTOR: FRANKLIN MICHAEL C &							
GRANTEE: PATTERSON CHARLES J							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2005] W1 UOP=[YR=2018] N10 W28 PTO=[YR=2018] N14 W16 S14 E16\$ W16 S10 E44\$ W45 S26 E12 FOP=[YR=2005] S6 E8 N6 W8\$ E34 N26\$.							

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	R2	150.00	125.00	150.00