BLK 205 LOTS 13 THRU 18
IN OR 1318/1755
TOWN OF HILLIARD WEST S/D OF

THOMAS ANTHONY S & TRISHA T
27525 MONTANA ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0205-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

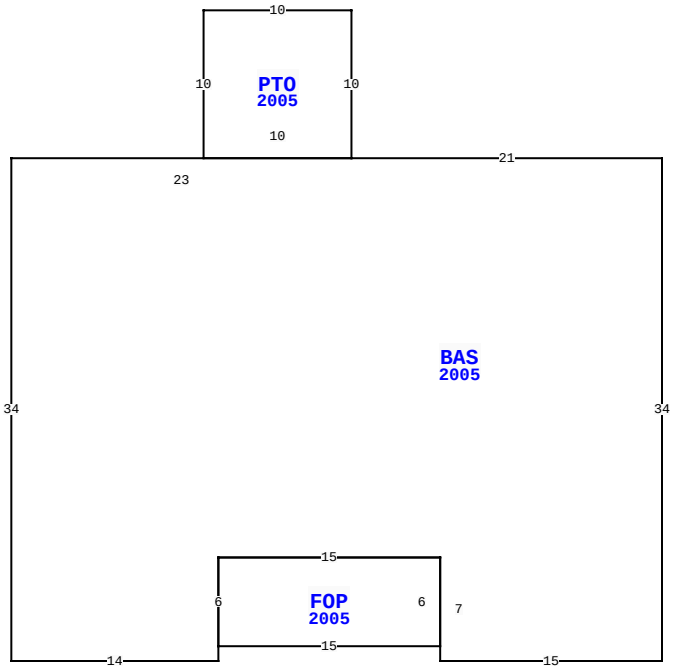
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,391	100	1,391	130,928
FOP	90	30	27	2,541
PTO	100	5	5	471
TOTALS	1,581		1,423	133,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,423	113.3600	102.31	145,587	2005	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1391 HX Base Yr 2007



27525 MONTANA 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		149,670
TOTAL MARKET OB/XF VALUE		3,508
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		198,178
SOH/AGL Deduction		80,415
ASSESSED VALUE		117,763
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,763
TOTAL JUST VALUE		198,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200256	CARPORT	0	12/08/2020
0410290	NEW CONSTR	0	04/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1318/1755	5/20/2005	WD	Q	I		108,800

GRANTOR: FRANKLIN MICHAEL C &
GRANTEE: THOMAS ANTHONY S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 PTO=[YR=2005] N10 W10 S10 E10$ W23 S34 E14 N1 FOP=[YR=2005] E15 N6 W15 S6$ N6 E15 S7 E15 N34$.

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	1,008.00	SF	4.00	4.00	100	2005	2005	3	87	3,508	

LAND DESCRIPTION

TOTAL OB/XF 3,508

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 03/15/2021 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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IN OR 1318/1755
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2023

08-3N-24-2380-0205-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

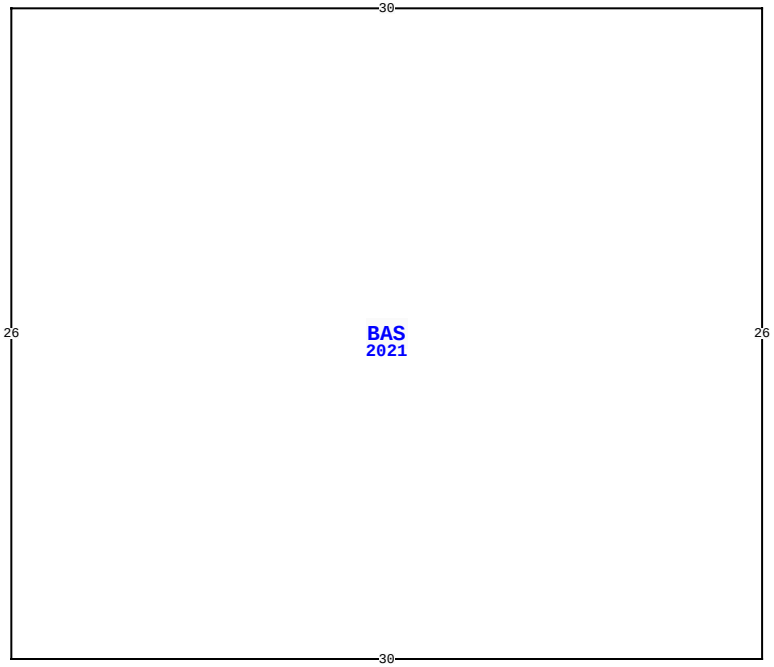
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	15,730
TOTALS	780		780	15,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	58.1900	20.37	15,889	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2007 Heated Area: 780 HX Base Yr 2007



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GRANTOR: FRANKLIN MICHAEL C &
GRANTEE: THOMAS ANTHONY S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S26 E30 N26$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/15/2021 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS