BLK 206 LOTS 1 THRU 4
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

GAMBLE DONALD E II & CYNTHIA K
27175 W 12TH AVE
HILLIARD, FL 32046

**2023**

**08-3N-24-2380-0206-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

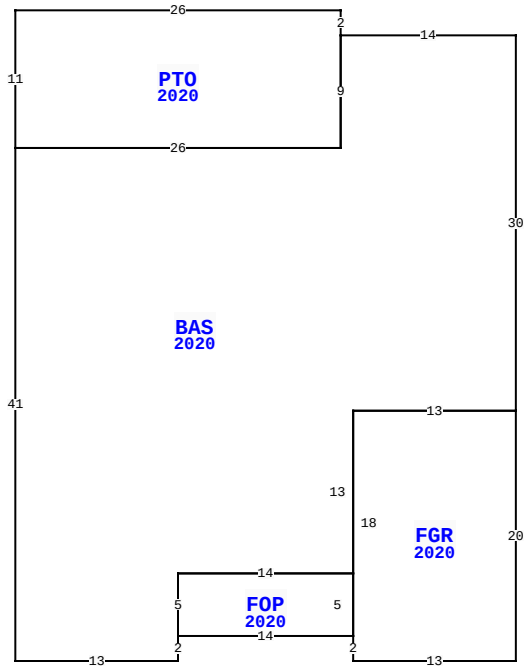
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,408 | 100 | 1,408 | 151,475 |
| FGR | 260 | 55 | 143 | 15,384 |
| FOP | 70 | 30 | 21 | 2,260 |
| PTO | 286 | 5 | 14 | 1,506 |
| TOTALS | 2,024 | | 1,586 | 170,625 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,586 | 121.0230 | 109.22 | 173,223 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1408 HX Base Yr 2021




27175 W 12TH AV, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 01/15/2020 MF |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 170,625 |
| TOTAL MARKET OB/XF VALUE | | 2,780 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 203,405 |
| SOH/AGL Deduction | | 59,131 |
| ASSESSED VALUE | | 144,274 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 94,274 |
| TOTAL JUST VALUE | | 203,405 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 210,966 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200093 | XFOB | 0 | 04/06/2020 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2398/0182 | 10/02/2020 | WD | Q | I | 01 | 210,000 |
| GRANTOR: BISHOP DAVID W JR & C | | | | | | |
| GRANTEE: GAMBLE DONALD E II | | | | | | |
| 2387/0047 | 8/05/2020 | WD | U | V | 11 | 100 |
| GRANTOR: FRANKLIN MICHAEL & VI | | | | | | |
| GRANTEE: BISHOP DAVID W JR & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2020] W14 PTO=[YR=2020] N2 W26 S11 E26 N9$ S9 W26 S41 E13 N2 FOP=[YR=2020] E14 FGR=[YR=2020] S2 E13 N20 W13 S18$ N5 W14 S5$ N5 E14 N13 E13 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 540.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 2,780 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,780

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | R2 | 100.00 | 125.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 30,000 | | | | | | | |

REVIEW DATE 10/13/2020 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS