BLK 206 LOTS 9 THRU 12
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

MCKIM PAUL J
27147 WEST 12TH AVENUE
HILLIARD, FL 32046

2023

08-3N-24-2380-0206-0090

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	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

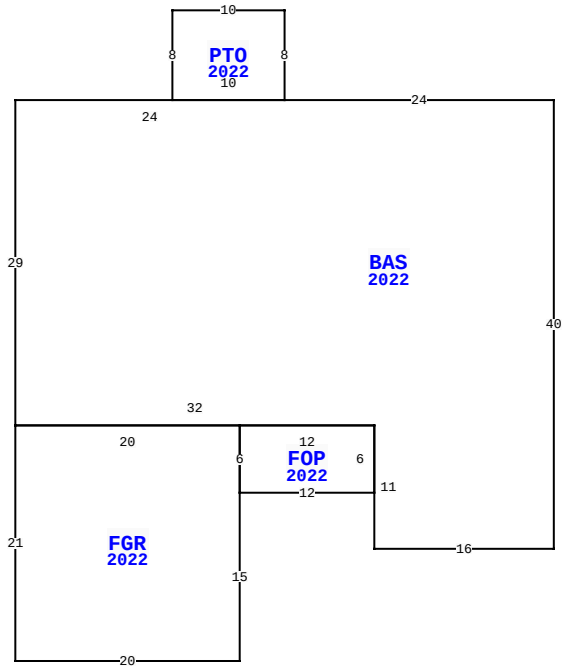
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	141,512
FGR	420	55	231	20,848
FOP	72	30	22	1,986
PTO	80	5	4	361
TOTALS	2,140		1,825	164,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,825	100.0000	90.25	164,706	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1568 HX Base Yr



27147 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	164,706
TOTAL MARKET OB/XF VALUE	2,990
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	197,696
SOH/AGL Deduction	0
ASSESSED VALUE	197,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,696
TOTAL JUST VALUE	197,696
NCON VALUE	167,696
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210143	CO ISSUED	0	04/12/2022
20210143	NEW CONSTR	0	07/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/0610	4/08/2022	WD	Q	I	01	250,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: MCKIM PAUL J						
2387/0047	8/25/2020	WD	U	V	11	100
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 PTO=[YR=2022] N8 W10 S8 E10$ W24 S29
FGR=[YR=2022] S21 E20 N15 FOP=[YR=2022] E12 N6 W12 S6$ N6
W20$ E32 S11 E16 N40$.

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	0810	CONCRETE A	0	0	0	0	460.00	SF	6.50	6.50	100	2022	2022	3	100	2,990	

LAND DESCRIPTION

TOTAL OB/XF 2,990

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	0	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 05/24/2022 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS