BLK 207 LOTS 1 THRU 12
IN OR 1071/1540
TOWN OF HILLIARD WEST S/D OF

CARLYON SAMMIE
PO BOX 1513
HILLIARD, FL 32046-1513

2023

08-3N-24-2380-0207-0010

BUILDING CHARACTERISTICS

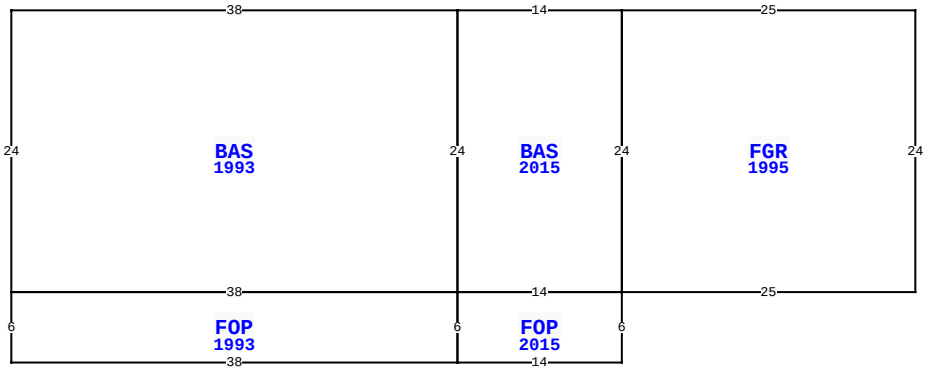
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	912	100	912	77,282
BAS	336	100	336	28,472
FGR	600	55	330	27,963
FOP	228	30	68	5,763
FOP	84	30	25	2,118
TOTALS	2,160		1,671	141,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	105.8000	95.48	159,547	1993	1999	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2003 Heated Area: 1248 HX Base Yr 2003



27121 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		141,598
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		81,000
TOTAL MARKET VALUE		222,598
SOH/AGL Deduction		104,491
ASSESSED VALUE		118,107
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		18,107
TOTAL JUST VALUE		222,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150094	CARPORT	0	09/08/2015
9503042	GARAGE	5,000	03/02/1995
9306099	NEW CONSTR	36,960	06/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1071/1540	7/30/2002	WD	Q	I		75,000
GRANTOR: FLYNN WALTER C						
GRANTEE: CARLYON SAMMIE						
0900/0547	9/22/1999	QC	U	I	01	27,500
GRANTOR: FLYNN JANICE H						
GRANTEE: FLYNN WALTER C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W25 BAS=[YR=2015] W14 BAS=[YR=1993] W38 S24 FOP=[YR=1993] S6 E38 FOP=[YR=2015] E14 N6 W14 S6$ N6 W38 $ E38 N24$ S24 E14 N24$ S24 E25 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS