BLK 208 LOTS 9 THRU 12
IN OR 2133/1300,OR 1255/1861 &
OR 1317/1649

THOMPSON ZACKARY
27791 GEORGIA ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0208-0090

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	08	SHT VINYL 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

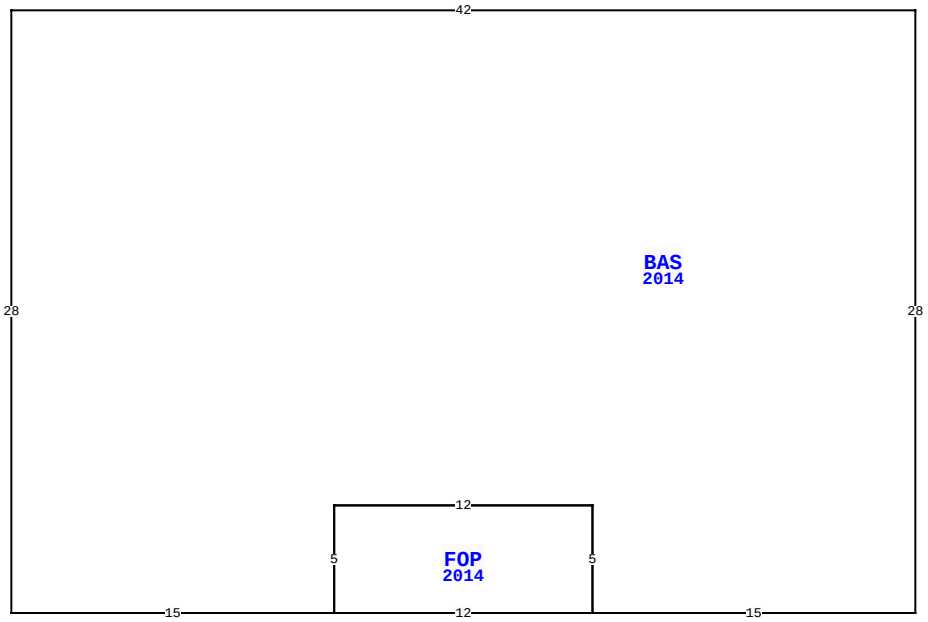
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1,116	120,079
FOP	60	30	18	1,937
TOTALS	1,176		1,134	122,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	123.5430	111.50	126,441	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1116 HX Base Yr 2018



27791 GEORGIA 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		122,016
TOTAL MARKET OB/XF VALUE		2,722
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		154,738
SOH/AGL Deduction		59,969
ASSESSED VALUE		94,769
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,769
TOTAL JUST VALUE		154,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150107	GARAGE	0	11/03/2015
20140120	CARPORT	800	09/11/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1300	7/14/2017	WD	Q	I	01	123,100

GRANTOR: FRANKLIN MICHAEL & VI
GRANTEE: THOMPSON ZACKARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W42 S28 E15 FOP=[YR=2014] E12 N5 W12 S5$ N5 E12 S5 E15 N28$.

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	551.00	SF	5.20	5.20	100	2014	2014	3	95	2,722	

LAND DESCRIPTION

TOTAL OB/XF 2,722

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	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 10/23/2018 BY TWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS