BLOCK 209 LOTS 21 THRU 24
TOWN OF HILLIARD

HALL JACOB &/PRICE VICTORIA
27056 WEST 12TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0209-0210

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	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

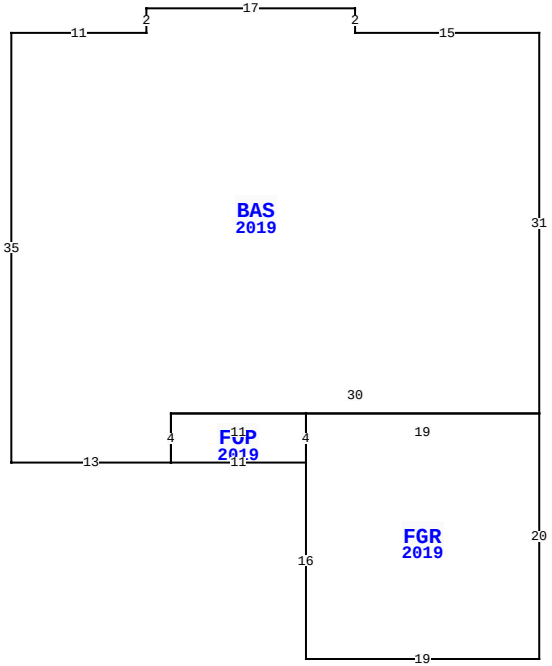
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	1,419	148,819
FGR	380	55	209	21,919
FOP	44	30	13	1,364
TOTALS	1,843		1,641	172,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,641	118.8810	107.29	176,063	2019	2019	0	0	0	2.25	97.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1419 HX Base Yr 2023



27056 W 12TH AV, 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		172,102
TOTAL MARKET OB/XF VALUE		2,996
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		205,098
SOH/AGL Deduction		0
ASSESSED VALUE		205,098
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,098
TOTAL JUST VALUE		205,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190164	NEW CONSTR	0	05/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/1779	7/23/2021	WD	Q	I	01	249,000
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: HALL JACOB & VICTOR						
1694/1249	7/28/2010	QC	U	V	11	101,500
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: FRANKLIN MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 N2 W17 S2 W11 S35 E13 FOP=[YR=2019] E11
FGR=[YR=2019] S16 E19 N20 W19 S4$ N4 W11 S4$ N4 E30 N31$.

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	582.00	SF	5.20	5.20	100	2019	2019	3	99	2,996	

LAND DESCRIPTION

TOTAL OB/XF 2,996

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 09/30/2019 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS