

BLK 211 LOTS 1 THRU 6
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

WATSON MICHAEL D & DEBORAH ANN
27197 THIRTEENTH AVE WEST
HILLIARD, FL 32046

2023

08-3N-24-2380-0211-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																										
Exterior Wall	30	VINYL 100	0100	01	1,369	130.7592	118.01	161,556	2005	2010	0	0	0	5.50	94.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1308													HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	13	LVT/LAMMT 70																																							
Interior Floo	11	CLAY TILE 30																																							
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			05	Quality Level 05																																					
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	1,308	100	1,308	145,867																																					
FOP	84	30	25	2,788																																					
UOP	180	20	36	4,014																																					
TOTALS			1,572	1,369	152,670																																				
EXTRA FEATURES			27197 W THIRTEENTH AVE, HILLIARD																																						
L N	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	966.00	SF	5.20	5.20	100	2005	2005	3	87	4,370																											
LAND DESCRIPTION			TOTAL OB/XF 4,370																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000																								
REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																									