BLK 211 LOTS 7 THRU 12
IN OR 2113/201
TOWN OF HILLIARD WEST S/D OF

PASTERS JOSHUA E/GRAY EMILY
27151 THIRTEENTH AVE WEST
HILLIARD, FL 32046

2023

08-3N-24-2380-0211-0070

BUILDING CHARACTERISTICS

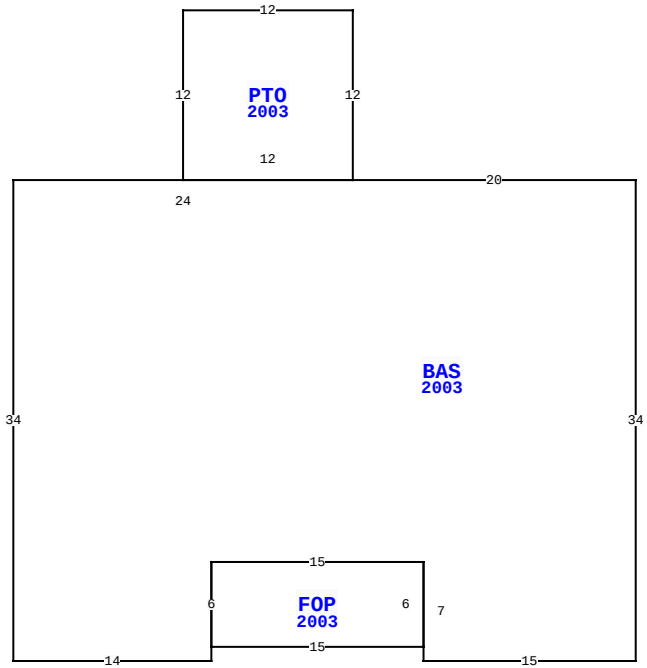
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,391	100	1,391	148,513
FOP	90	30	27	2,883
PTO	144	5	7	748
TOTALS	1,625		1,425	152,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,425	130.3640	117.65	167,651	2003	2003	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1391 HX Base Yr 2018



27151 W THIRTEENTH AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,143
TOTAL MARKET OB/XF VALUE		3,861
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		201,004
SOH/AGL Deduction		83,470
ASSESSED VALUE		117,534
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,534
TOTAL JUST VALUE		201,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200088	SWIM POOL	0	04/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/0201	3/31/2017	WD	Q	I	01	145,000
GRANTOR: WILLIAMS KIMBERLY K						
GRANTEE: PASTERS JOSHUA E &						
1154/1386	7/18/2003	WD	Q	I		86,300
GRANTOR: VANZANT V K						
GRANTEE: WILLIAMS KIMBERLY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 PTO=[YR=2003] N12 W12 S12 E12$ W24 S34 E14 N1 FOP=[YR=2003] E15 N6 W15 S6$ N6 E15 S7 E15 N34$.

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	0812	CONCRETE C	0	100	0	0	1,149.00	SF	4.00	4.00	100	2003	2003	3	84	3,861	

LAND DESCRIPTION

TOTAL OB/XF 3,861

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	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 10/13/2020 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS