BLK 211 LOTS 13,14,15,16 & 17
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

ROWELL CHRISTOPHER B & MARISSA LEARA
27148 W 12TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0211-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

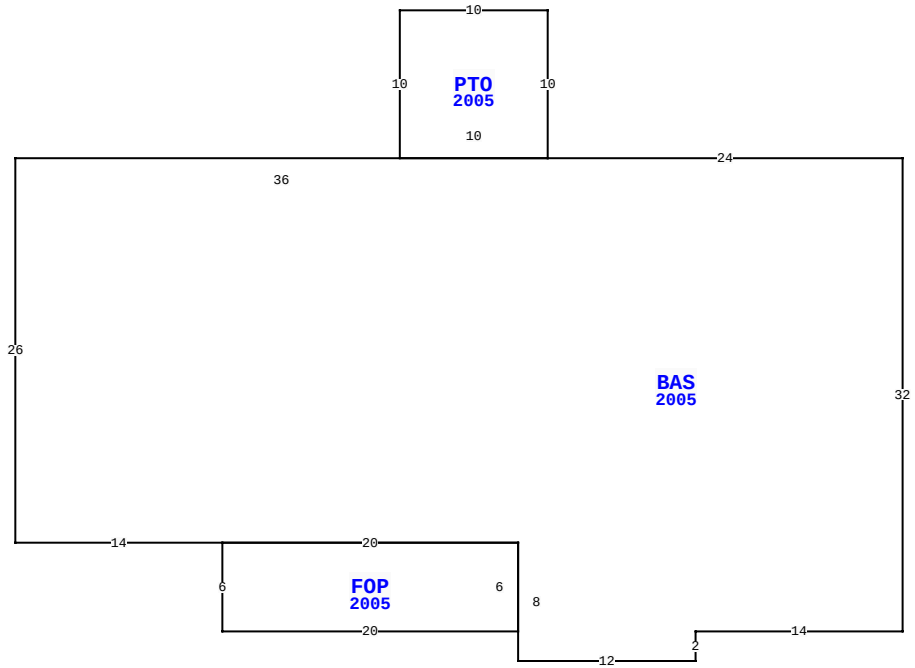
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,740	100	1,740	153,132
FOP	120	30	36	3,168
PTO	100	5	5	440
TOTALS	1,960		1,781	156,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	106.0000	95.66	170,370	2005	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1740 HX Base Yr



27148 W TWELFTH AVE, 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	156,740
TOTAL MARKET OB/XF VALUE	3,678
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	197,918
SOH/AGL Deduction	43,561
ASSESSED VALUE	154,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,357
TOTAL JUST VALUE	197,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1739	4/26/2023	WD	Q	I	01	273,000
GRANTOR: AYARS CARL E & BONNIE						
GRANTEE: ROWELL CHRISTOPHER						
2167/0594	12/29/2017	WD	Q	I	02	173,000
GRANTOR: BEASLEY JOSEPH S & RA						
GRANTEE: AYARS CARL E & BONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 PTO=[YR=2005] N10 W10 S10 E10$ W36 S26 E14
FOP=[YR=2005] S6 E20 N6 W20$ E20 S8 E12 N2 E14 N32$.

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	0	0	0	813.00	SF	5.20	5.20	100	2005	2005	3	87	3,678	

LAND DESCRIPTION

TOTAL OB/XF 3,678

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	0	0005	R2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 10/23/2018 BY TWX Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS