BLK 211 LOTS 20,21,22,23 & 24
IN OR 1847/613
TOWN OF HILLIARD WEST S/D OF

STEPHENS SCOTT MICHAEL
27184 TWELFTH AVE WEST
HILLIARD, FL 32046

2023

08-3N-24-2380-0211-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

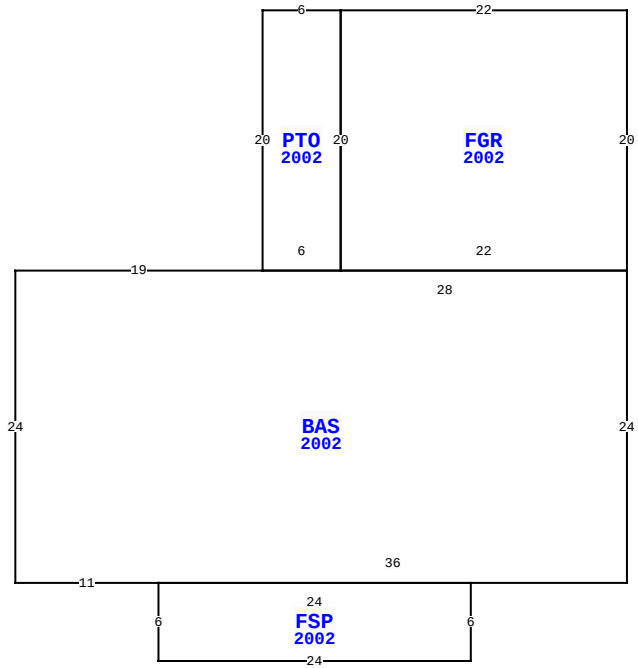
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,128	100	1,128	106,057
FGR	440	55	242	22,754
FSP	144	40	58	5,453
PTO	120	5	6	564
TOTALS	1,832		1,434	134,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	115.4400	104.18	149,394	2002	2002	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2014 Heated Area: 1128 HX Base Yr 2014



27184 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		134,828
TOTAL MARKET OB/XF VALUE		2,762
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		175,090
SOH/AGL Deduction		70,755
ASSESSED VALUE		104,335
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,335
TOTAL JUST VALUE		175,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1847/0613	1/12/2010	QC	U	I	11	100
GRANTOR: SMITH JAMES J & MARY						
GRANTEE: STEPHENS SCOTT MICH						
1042/1195	3/08/2002	WD	Q	I		90,500
GRANTOR: VANZANT V K						
GRANTEE: SMITH JAMES J & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W22 PTO=[YR=2002] W6 S20 BAS=[YR=2002] W19 S24 E11 FSP=[YR=2002] S6 E24 N6 W24$ E36 N24 W28$ E6 N20$ S20 E22 N20$.

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	640.00	SF	5.20	5.20	100	2002	2002	3	83	2,762	

LAND DESCRIPTION

TOTAL OB/XF 2,762

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	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS