BLK 212 LOTS 1 THRU 6
IN OR 2085/1472
TOWN OF HILLIARD WEST S/D OF

LOVELAND AVA E
27293 13TH AVE W
HILLIARD, FL 32046

2023

08-3N-24-2380-0212-0010

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 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

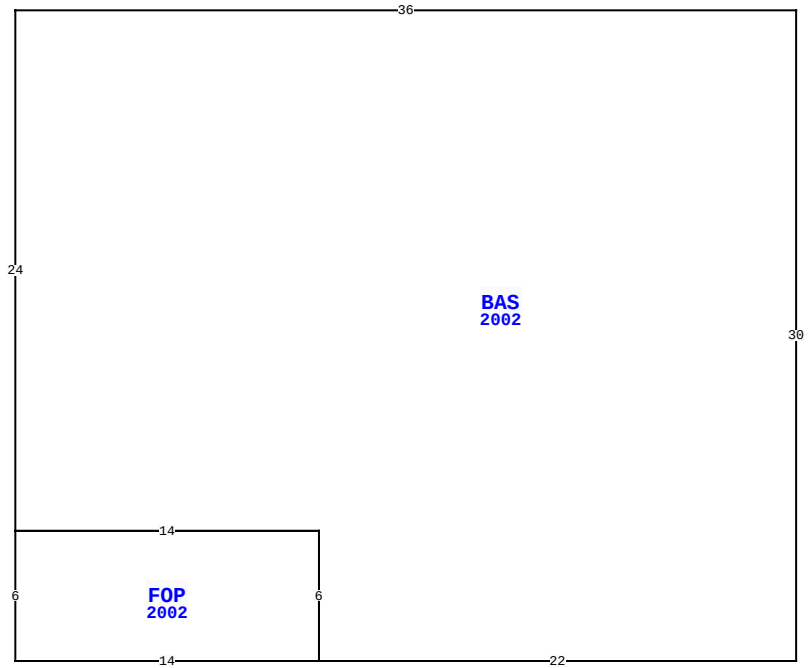
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	996	98,132
FOP	84	30	25	2,463
TOTALS	1,080		1,021	100,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,021	120.9600	109.17	111,463	2002	2002	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2022 Heated Area: 996 HX Base Yr 2022



27293 W THIRTEENTH 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		100,595
TOTAL MARKET OB/XF VALUE		3,582
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		149,177
SOH/AGL Deduction		14,453
ASSESSED VALUE		134,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,724
TOTAL JUST VALUE		149,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210134	SHED.	0	06/23/2021
20150058	XFOB	0	06/17/2015
20150015	XFOB	0	02/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/1472	11/28/2016	WD	Q	I	01	115,000
GRANTOR: GEIGER KRISTIN H						
GRANTEE: LOVELAND AVA E						
1931/1878	8/10/2014	QC	U	I	11	100
GRANTOR: COVER ADAM B						
GRANTEE: GEIGER KRISTIN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 S24 FOP=[YR=2002] S6 E14 N6 W14$ E14 S6 E22 N30$.

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	830.00	SF	5.20	5.20	100	2002	2002	3	83	3,582	

LAND DESCRIPTION

TOTAL OB/XF 3,582

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 11/08/2021 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS