BLK 212 LOTS 19 THRU 24
IN OR 2024/1045
TOWN OF HILLIARD WEST S/D OF

DILLARD MICHAEL J & MARCI R
27260 TWELTH AVE WEST
HILLIARD, FL 32046

2023

08-3N-24-2380-0212-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

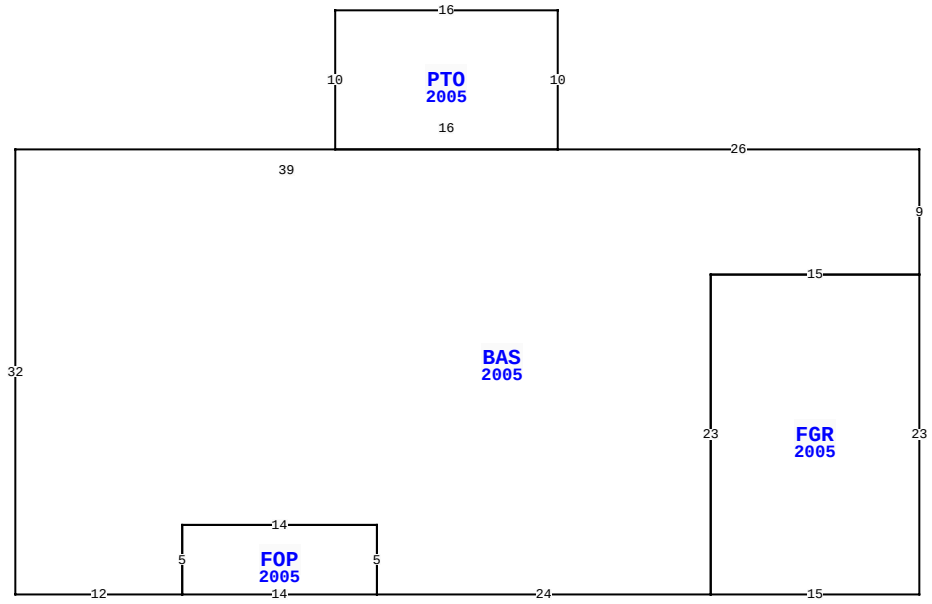
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,665	100	1,665	173,247
FGR	345	55	190	19,770
FOP	70	30	21	2,185
PTO	160	5	8	833
TOTALS	2,240		1,884	196,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	125.3224	113.10	213,080	2005	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1665 HX Base Yr 2018



27260 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		196,034
TOTAL MARKET OB/XF VALUE		2,895
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		243,929
SOH/AGL Deduction		97,328
ASSESSED VALUE		146,601
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,601
TOTAL JUST VALUE		243,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/1045	10/21/2015	QC	U	I	11	103,500
GRANTOR: UNITED STATES OF AMER						
GRANTEE: DILLARD MICHAEL J &						
1994/0740	7/29/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED STATES OF AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 PTO=[YR=2005] N10 W16 S10 E16$ W39 S32 E12 FOP=[YR=2005] E14 N5 W14 S5$ N5 E14 S5 E24 FGR=[YR=2005] E15 N23 W15 S23$ N23 E15 N9$.

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	2005	2005	3	87	2,895	

LAND DESCRIPTION

TOTAL OB/XF 2,895

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	R-2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 04/30/2020 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS