BLK 214 LOTS 7 THRU 12
IN OR 1894/1337
TOWN OF HILLIARD WEST S/D OF

JAN INVESTMENT GROUP INC
PO BOX 455
CALLAHAN, FL 32011

2023

08-3N-24-2380-0214-0070

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 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

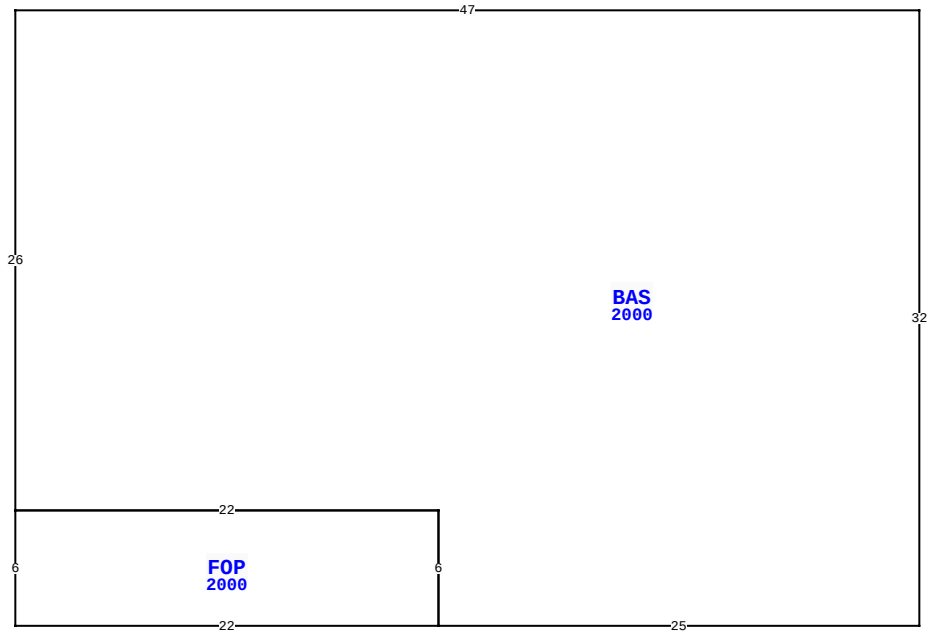
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	125,279
FOP	132	30	40	3,652
TOTALS	1,504		1,412	128,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,412	113.3600	102.31	144,462	2000	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 1372 HX Base Yr



27665 MINNESOTA ST, 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	128,932
TOTAL MARKET OB/XF VALUE	3,220
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	177,152
SOH/AGL Deduction	17,872
ASSESSED VALUE	159,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,280
TOTAL JUST VALUE	177,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1894/1337	12/04/2013	WD	U	I	12	85,000
GRANTOR: FNB SOUTH						
GRANTEE: JAN INVESTMENT GROU						
1894/1335	12/02/2013	QC	U	I	11	100
GRANTOR: FOURAKER BRANDON L &						
GRANTEE: FNB SOUTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W47 S26 FOP=[YR=2000] S6 E22 N6 W22$ E22 S6 E25 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	774.00	SF	5.20	5.20	100	2000	2000	3	80	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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							
2	000100	C	SFR	0	0005	R2	25.00	125.00	25.00	FF		1.00	1.00	1.00	300.00	300.00	7,500							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS