BLK 215 LOTS 19 THRU 24
IN OR 2213/1279
TOWN OF HILLIARD WEST S/D OF

TAYLOR DAWSON C
27382 W THIRTEENTH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0215-0190

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 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	01	Quality Level 01

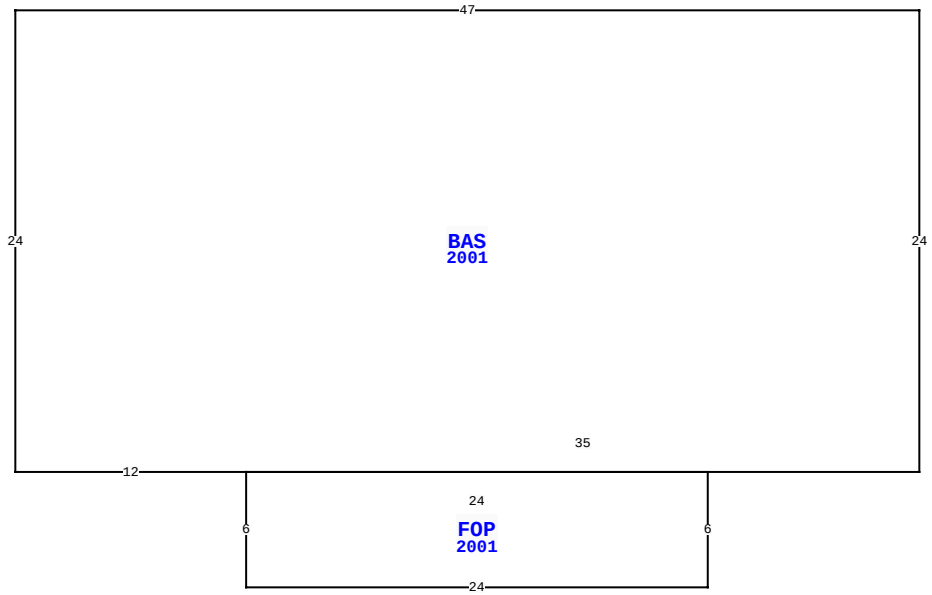
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	128,684
FOP	144	30	43	4,906
TOTALS	1,272		1,171	133,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,171	107.0388	127.11	148,846	2001	2001	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2020 Heated Area: 1128 HX Base Yr 2020



27382 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		133,589
TOTAL MARKET OB/XF VALUE		6,718
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		185,307
SOH/AGL Deduction		46,400
ASSESSED VALUE		138,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,907
TOTAL JUST VALUE		185,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2213/1279	7/24/2018	WD	Q	I	01	155,000
GRANTOR: BRIGHT STEPHEN M & TR						
GRANTEE: TAYLOR DAWSON C						
2001/1016	8/21/2015	WD	Q	I	01	135,000
GRANTOR: HOWELL CHASE &						
GRANTEE: BRIGHT STEPHEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W47 S24 E12 FOP=[YR=2001] S6 E24 N6 W24$ E35 N24$.

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	792.00	SF	5.20	5.20	100	2001	2001	3	82	3,377	
2	0810	CONCRETE A	0	100	0	0	356.00	SF	6.50	6.50	100	2012	2012	3	94	2,175	
3	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	2015	2015	3	81	1,166	

LAND DESCRIPTION

TOTAL OB/XF 6,718

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 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS