BLK 217 LOTS 1 THRU 6
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

EVANS DOUGLAS E & LAURIE A
27253 W 14TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0217-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

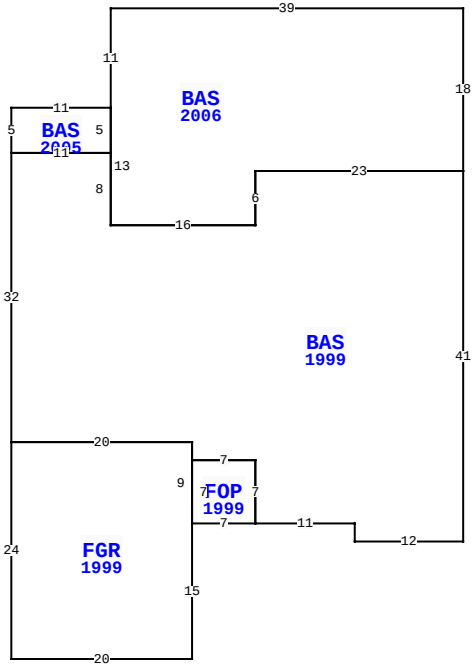
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	30	VINYL 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,671	100	1,671	151,758
BAS	55	100	55	4,995
BAS	798	100	798	72,474
FGR	480	55	264	23,976
FOP	49	30	15	1,362
TOTALS	3,053		2,803	254,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,803	113.7024	102.62	287,644	1999	2004	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2524 HX Base Yr 2021



27253 W FOURTEENTH 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		254,565
TOTAL MARKET OB/XF VALUE		5,150
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		304,715
SOH/AGL Deduction		60,402
ASSESSED VALUE		244,313
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		189,313
TOTAL JUST VALUE		304,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200131	REPAIR/RRF	0	06/12/2020
0419	ADDITION	35,868	06/21/2005
1835	XFOB	1,789	08/03/2004
0515	NEW CONSTR	113,000	06/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1407	6/09/2020	WD	Q	I	01	232,000
GRANTOR: JINRIGHT JAMES EDGAR						
GRANTEE: EVANS DOUGLAS E & L						
2159/1461	11/20/2017	WD	Q	I	01	200,000
GRANTOR: GOODPASTER DANNY J &						
GRANTEE: JINRIGHT JAMES EDGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W39 S11 BAS=[YR=2005] W11 S5 BAS=[YR=1999] S32 FGR=[YR=1999] S24 E20 N15 FOP=[YR=1999] E7 N7 W7 S7 $ N9 W20 $ E20 S2 E7 S7 E11 S2 E12 N41 W23 S6 W16 N8 W11 $ E11 N5 $ S13 E16 N6 E23 N18 $.

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	1242	WD DECK A	0	100	0	0	225.00	SF	6.50	6.50	100	2010	2010	3	50	731	
2	0811	CONCRETE B	0	100	0	0	522.00	SF	5.20	5.20	100	1999	1999	3	79	2,144	
3	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	100	2009	2009	3	91	2,275	

LAND DESCRIPTION

TOTAL OB/XF 5,150

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 10/13/2020 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS