BLK 217 LOTS 13 THRU 18
IN OR 1057/950
TOWN OF HILLIARD WEST S/D OF

KING MELANIE K
27224 WEST THIRTEENTH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0217-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

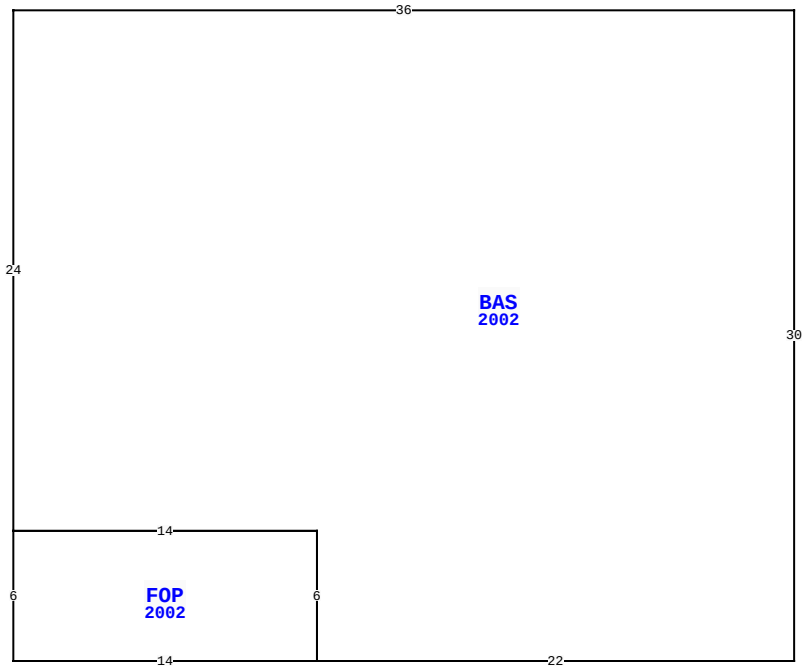
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	97,505
FOP	84	30	25	2,448
TOTALS	1,080		1,021	99,953

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	121.6080	109.75	112,055	2002	2002	0	0	0	10.80	89.20

1 SINGLE FAM – 100% - 2003 Heated Area: 996 HX Base Yr 2003



27224 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		99,953
TOTAL MARKET OB/XF VALUE		3,267
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		148,220
SOH/AGL Deduction		67,543
ASSESSED VALUE		80,677
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,677
TOTAL JUST VALUE		148,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1057/0950	5/23/2002	WD	Q	I		74,100

GRANTOR: FRANKLIN MICHAEL & VI

GRANTEE: KING MELANIE K

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	757.00	SF	5.20	5.20	100	2002	2002	3	83	3,267	

LAND DESCRIPTION

TOTAL OB/XF 3,267

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 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS