BLK 217 LOTS 19 THRU 24
IN OR 1468/91
TOWN OF HILLIARD WEST S/D OF

WORK MICHAEL A
27258 WEST 13TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0217-0190

BUILDING CHARACTERISTICS

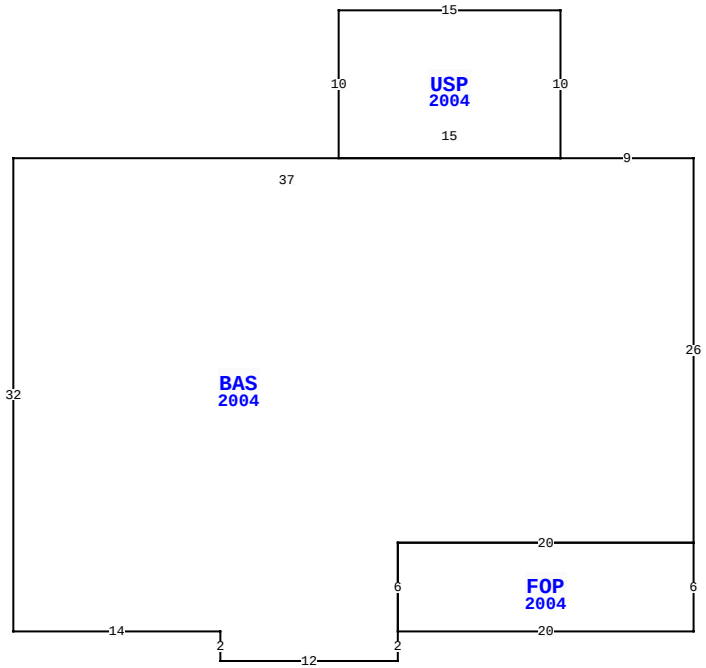
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,376	100	1,376	149,599
FOP	120	30	36	3,914
USP	150	30	45	4,893
TOTALS	1,646		1,457	158,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,457	100.0620	118.82	173,121	2004	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 1376 HX Base Yr 2007



27258 W THIRTEENTH AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,406
TOTAL MARKET OB/XF VALUE		7,391
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		210,797
SOH/AGL Deduction		104,897
ASSESSED VALUE		105,900
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,900
TOTAL JUST VALUE		210,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150014	XFOB	0	02/11/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/0091	12/28/2006	WD	Q	I		149,900
GRANTOR: PRINTY GREGORY L						
GRANTEE: WORK MICHAEL A						
1192/0001	12/02/2003	WD	Q	I		93,500
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: PRINTY GREGORY & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W9 USP=[YR=2004] N10 W15 S10 E15$ W37 S32 E14 S2 E12 N2 FOP=[YR=2004] E20 N6 W20 S6$ N6 E20 N26$.

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	0812	CONCRETE C	0	100	0	0	1,243.00	SF	4.00	4.00	100	2004	2004	3	86	4,276	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 7,391

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