BLK 218 LOTS 7 THRU 12
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

DAVIS JOHNNY A JR &/CARROLL EMILY A
27149 W FOURTEENTH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0218-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 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	01	Quality Level 01

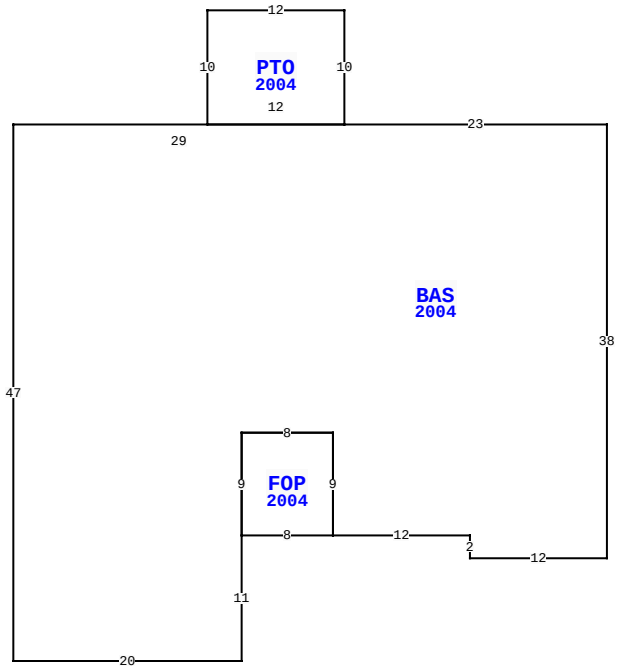
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2,044	225,807
FOP	72	30	22	2,431
PTO	120	5	6	663
TOTALS	2,236		2,072	228,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,072	96.4026	114.48	237,203	2004	2014	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 0 Heated Area: 2044 HX Base Yr



27149 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	228,901
TOTAL MARKET OB/XF VALUE	3,946
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	277,847
SOH/AGL Deduction	43,920
ASSESSED VALUE	233,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,927
TOTAL JUST VALUE	277,847
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/0617	7/17/2019	WD	Q	I	02	227,000
GRANTOR: REESE DEVAN R & TALIA						
GRANTEE: DAVIS JOHNNY A JR &						
2226/1847	9/21/2018	WD	Q	I	01	197,000
GRANTOR: HALL JARRED R & DESTI						
GRANTEE: REESE DEVAN R & TAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 PTO=[YR=2004] N10 W12 S10 E12$ W29 S47 E20 N11 FOP=[YR=2004] E8 N9 W8 S9$ N9 E8 S9 E12 S2 E12 N38$.

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	0	0	0	1,147.00	SF	4.00	4.00	100	2004	2004	3	86	3,946	

LAND DESCRIPTION

TOTAL OB/XF 3,946

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	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 05/01/2020 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS