BLOCK 219 LOTS 21 THRU 24 &
LOTS 13 THRU 20
OR 683/64 & OR 714/1207 &

HESS JEANNIE
27730 KENTUCKY ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0219-0210

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	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
Quality	03	Quality Level 03

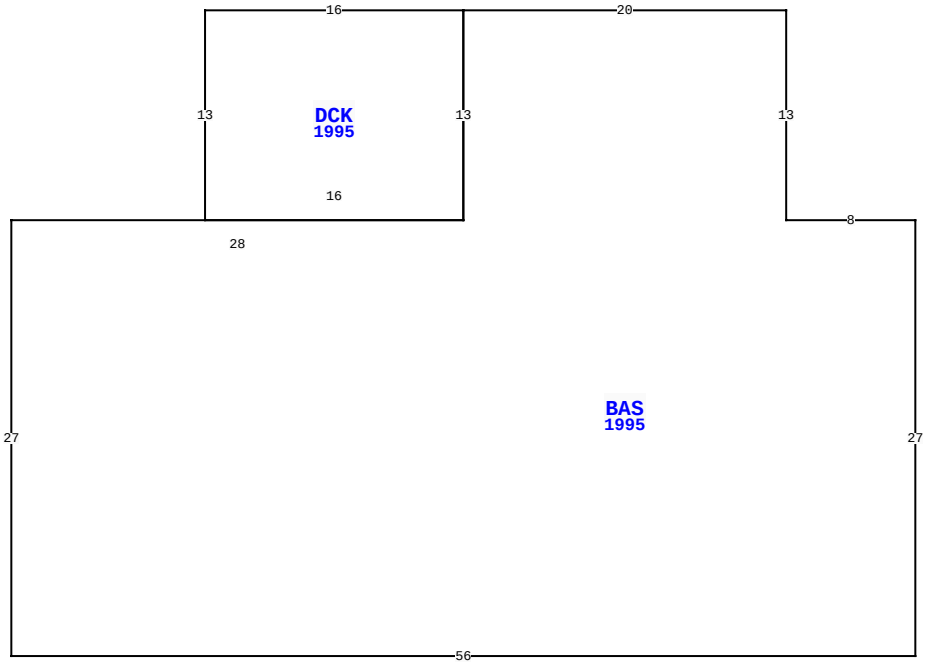
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	51,228
DCK	208	15	31	896
TOTALS	1,980		1,803	52,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,803	118.0000	82.60	148,928	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1996 Heated Area: 1772 HX Base Yr 1996



27730 KENTUCKY ST, 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		52,125
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		81,000
TOTAL MARKET VALUE		133,125
SOH/AGL Deduction		83,480
ASSESSED VALUE		49,645
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		19,645
TOTAL JUST VALUE		133,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0683/0064	6/17/1993	QD	Q	I		5,000
GRANTOR: KAHRS JANICE E						
GRANTEE: HESS RAYMOND & J						
0652/1157	3/25/1992	WD	U	I	11	5,000
GRANTOR: CONNER JAMES & A S						
GRANTEE: KAHRS JANICE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W8 N13 W20 DCK=[YR=1995] W16 S13 E16 N13$ S13 W28 S27 E56 N27$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	0.90	300.00	270.00	27,000							
2	000102	C	SFR/MH	100	0005	R2	200.00	125.00	200.00	FF		1.00	1.00	0.90	300.00	270.00	54,000							

REVIEW DATE 02/02/2017 BY TWSB Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS