BLOCK G LOTS 16 17 & 18
IN OR 1975/404
HILLIARD TERRACE SUB PB 0/15

POSTON GLEN A
27500 NEW FRONT ST
HILLIARD, FL 32046

2023

08-3N-24-2440-000G-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

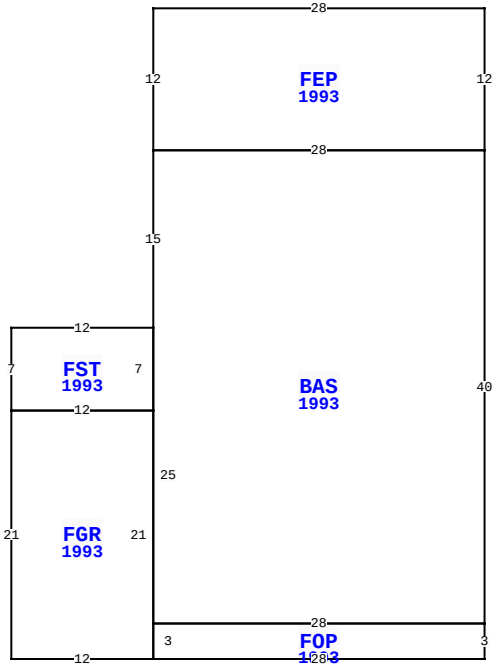
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	86,950
FEP	336	80	269	20,883
FGR	252	55	139	10,791
FOP	84	30	25	1,941
FST	84	55	46	3,571
TOTALS	1,876		1,599	124,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,599	112.3020	101.35	162,059	1975	1985	0	0	0	23.40	76.60

1 SINGLE FAM – 0% - 0 Heated Area: 1120 HX Base Yr



27500 NEW FRONT ST, 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	124,137
TOTAL MARKET OB/XF VALUE	855
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	147,492
SOH/AGL Deduction	18,662
ASSESSED VALUE	128,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,830
TOTAL JUST VALUE	147,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100052	MECH OTHER	0	05/12/2010
20100023	REPAIR/RRF	6,525	05/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1975/0404	4/17/2015	WD	Q	I	01	88,000
GRANTOR: JOHNSON JOAN P						
GRANTEE: POSTON GLEN A						
0559/0001	12/15/1988	WD	Q	I		56,500
GRANTOR: MATHEWS SHIRLEY K						
GRANTEE: JOHNSON RAYMOND E						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W28 S12 BAS=[YR=1993] S15 FST=[YR=1993] W12 S7FGR=[YR=1993] S21 E12 FOP=[YR=1993] E28 N3 W28 S3$N21 W12$ E12 N7$ S25 E28 N40 W28$ E28 N12$.

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	0810	CONCRETE A	0	0	0	0	376.00	SF	6.50	6.50	100	1980	1980	3	35	855	

LAND DESCRIPTION

TOTAL OB/XF 855

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	0006	R2	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 06/05/2020 BY TWA Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/02/2023 BY SYS