BLOCK J LOTS 1 THRU 3 &
LOTS 13 THRU 16
IN OR 2028/1103

ALLEN JAMES C & LESLIE S
27611 NEW FRONT ST
HILLIARD, FL 32046

2023

08-3N-24-2440-000J-0010

BUILDING CHARACTERISTICS

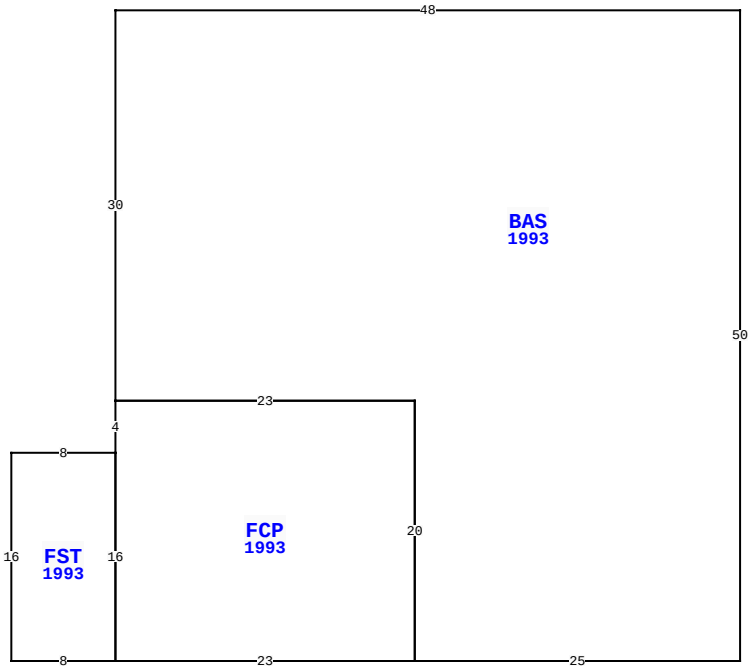
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,940	100	1,940	139,774
FCP	460	25	115	8,286
FST	128	55	70	5,044
TOTALS	2,528		2,125	153,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	109.9560	99.24	210,885	1962	1962	0	0	0	27.40	72.60

1 SINGLE FAM – 100% - 2017 Heated Area: 1940 HX Base Yr 2017



27611 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		153,103
TOTAL MARKET OB/XF VALUE		3,128
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		193,731
SOH/AGL Deduction		82,781
ASSESSED VALUE		110,950
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,950
TOTAL JUST VALUE		193,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614903	REPAIR/RRF	11,125	03/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2028/1103	2/09/2016	SW	U	I	12	70,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ALLEN JAMES C & LES						
1992/0878	7/20/2015	QC	U	I	11	100
GRANTOR: SUNTRUST MORTGAGE INC						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S30 FCP=[YR=1993] S4 FST=[YR=1993] W8 S16 E8 N16 $ S16 E23 N20 W23 $ E23 S20 E25 N50 $.

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	1,009.00	SF	4.00	4.00	100	1980	1980	3	35	1,413	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 3,128

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	0006	R2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS