BLOCK J LOTS 4 TO 12 INC
IN OR 1838/850
HILLIARD TERRACE SUB

GEIGER JASON E & SHALI
27567 NEW FRONT ST
HILLIARD, FL 32046

**2023**

**08-3N-24-2440-000J-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |

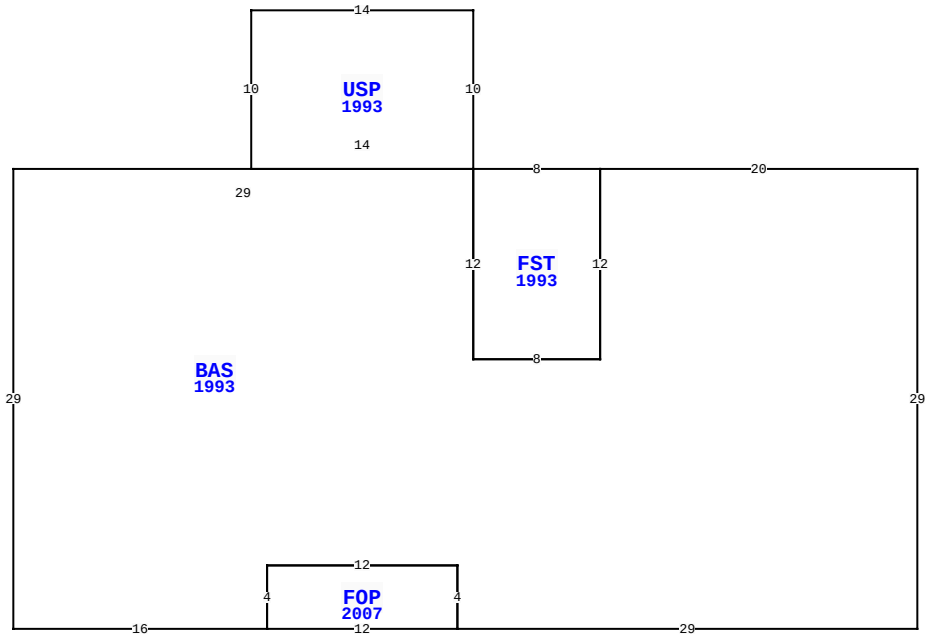
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,509 | 100 | 1,509 | 100,772 |
| FOP | 48 | 30 | 14 | 935 |
| FST | 96 | 55 | 53 | 3,540 |
| USP | 140 | 30 | 42 | 2,805 |
| TOTALS | 1,793 | | 1,618 | 108,052 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,618 | 112.2000 | 101.26 | 163,839 | 1971 | 1971 | 0 | 0 | 0 | 34.05 | 65.95 |

1 SINGLE FAM – 100% - 2014 Heated Area: 1509 HX Base Yr 2014




27567 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 | | 108,052 |
| TOTAL MARKET OB/XF VALUE | | 7,417 |
| TOTAL LAND VALUE - MARKET | | 67,500 |
| TOTAL MARKET VALUE | | 182,969 |
| SOH/AGL Deduction | | 70,909 |
| ASSESSED VALUE | | 112,060 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 62,060 |
| TOTAL JUST VALUE | | 182,969 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 161,877 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R0606104 | REPAIR/RRF | 8,300 | 06/27/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1838/0850 | 1/31/2013 | WD | Q | I | 01 | 112,500 |
| GRANTOR: SIMS CHLOE H | | | | | | |
| GRANTEE: GEIGER JASON E & SH | | | | | | |
| 0097/0038 | 1/01/1969 | TA | U | V | | 1,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 FST=[YR=1993] W8 USP=[YR=1993] N10 W14 S10E14$ S12 E8 N12$ S12 W8 N12 W29 S29 E16 FOP=[YR=2007] E12 N4 W12 S4$N4 E12 S4 E29 N29$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0510 | GARAGE WD- | 0 | 100 | 0 | 0 | 364.00 | SF | 35.00 | 35.00 | 100 | 1973 | 1973 | 3 | 20 | 2,548 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1971 | 1971 | 3 | 31.6 | 1,106 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 10 | 20 | 200.00 | SF | 13.00 | 13.00 | 100 | 2000 | 2000 | 3 | 20 | 520 | |
| 5 | 0350 | CARPORT WD | 0 | 100 | 10 | 20 | 200.00 | SF | 13.00 | 13.00 | 100 | 2000 | 2000 | 3 | 20 | 520 | |
| 6 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 1,900.00 | SF | 2.00 | 2.00 | 100 | 1998 | 1998 | 3 | 50 | 1,900 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 168.00 | SF | 7.00 | 7.00 | 100 | 1994 | 1994 | 3 | 70 | 823 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,417

| 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 | 225.00 | 125.00 | 225.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 67,500 | | | | | | | |

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/02/2023 BY SYS