BLOCK 117 LOTS 1 THRU 4
PT OR 1694/1249
TOWN OF HILLIARD

FRANKLIN MICHAEL & VICKIE
PO BOX 1107
HILLIARD, FL 32046-1107

2024

08-3N-24-2380-0117-0010

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

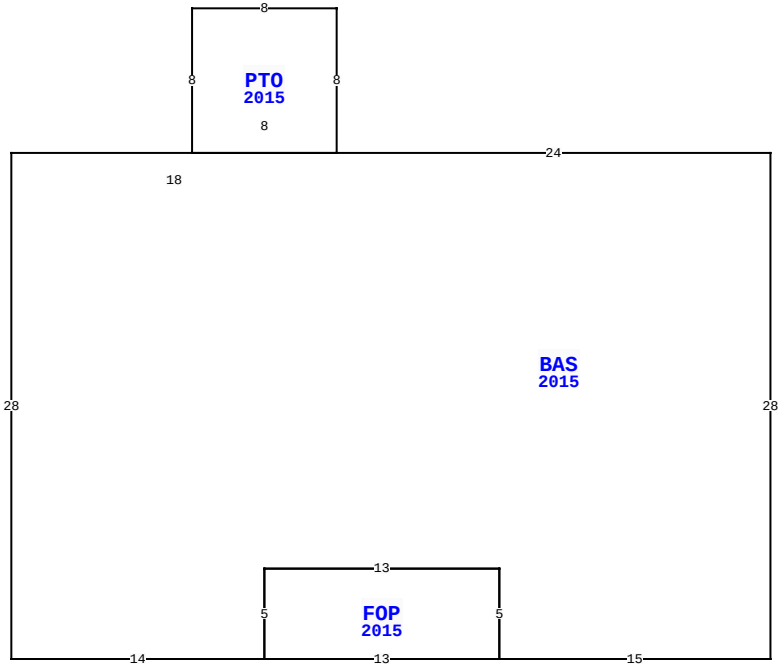
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,111	100	1,111	131,816
FOP	65	30	20	2,373
PTO	64	5	3	356
TOTALS	1,240		1,134	134,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	129.4260	122.95	139,425	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 1111 HX Base Yr



27418 FIFTH AV, 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	134,545
TOTAL MARKET OB/XF VALUE	593
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	165,138
SOH/AGL Deduction	16,718
ASSESSED VALUE	148,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,420
TOTAL JUST VALUE	165,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150017	CARPORT	0	02/17/2015
20150018	CARPORT	0	02/17/2015
20150019	CARPORT	0	02/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1694/1249	7/28/2010	QC	U	V	11	101,500

GRANTOR: TIITF/STATE OF FLORID
GRANTEE: FRANKLIN MICHAEL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 PTO=[YR=2015] N8 W8 S8 E8$ W18 S28 E14
FOP=[YR=2015] E13 N5 W13 S5$ N5 E13 S5 E15 N28$.

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	96.00	SF	6.50	6.50	100	2015	2015	3	95	593	

LAND DESCRIPTION

TOTAL OB/XF 593

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	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS