BLOCK 117 LOTS 20 THRU 24
IN OR 2390/872
TOWN OF HILLIARD

TEAM SARAH NELL L/E/
27406 MISSOURI ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0117-0200

NASSAU COUNTY PROPERTY

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

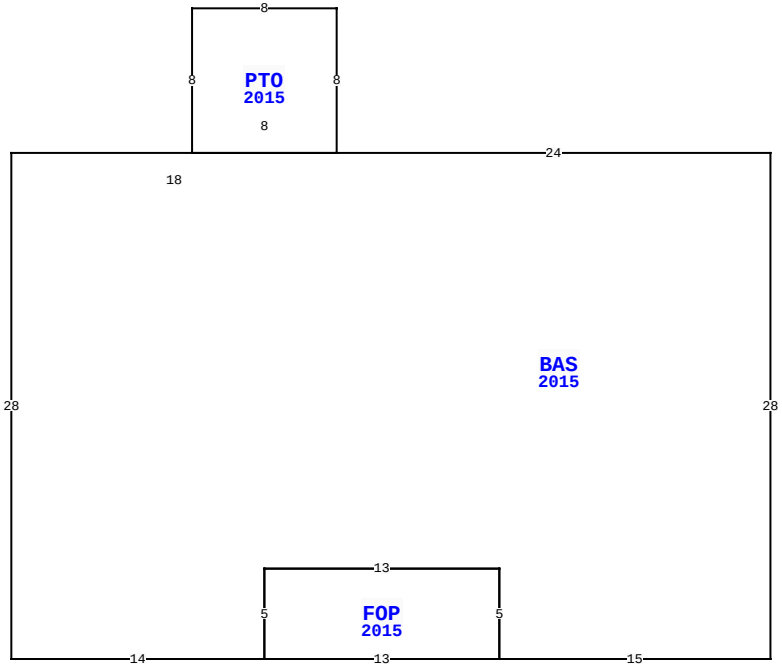
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

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 – 100% - 2018 Heated Area: 1111 HX Base Yr 2018



27406 MISSOURI 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		134,545
TOTAL MARKET OB/XF VALUE		593
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		172,638
SOH/AGL Deduction		65,379
ASSESSED VALUE		107,259
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		52,259
TOTAL JUST VALUE		172,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/0872	8/26/2020	LE	U	I	11	100
GRANTOR: TEAM SARAH NELL						
GRANTEE: GUYNN MELISSA						
2137/1689	8/03/2017	WD	Q	I	02	124,500
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: TEAM WILLIE J & SAR						

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	100	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	100	0006	R-2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/06/2024 BY SYS