BLOCK 130 LOTS 8 THRU 12
TOWN OF HILLIARD

MITCHELL COREY
27082 WEST 5TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0130-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

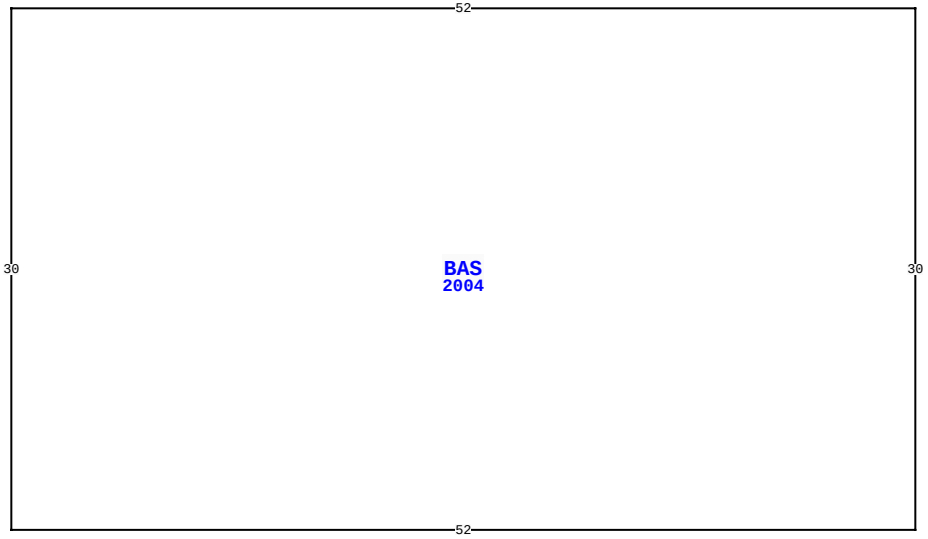
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	106,227
TOTALS	1,560		1,560	106,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	93.6000	70.20	109,512	2004	2020	0	0	0	3.00	97.00

1 M/H 94+ – 0% - 2024 Heated Area: 1560 HX Base Yr



27082 W FIFTH AVE, 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	106,227
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	143,727
SOH/AGL Deduction	0
ASSESSED VALUE	143,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,727
TOTAL JUST VALUE	143,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170168	REPAIR/RRF	0	09/25/2017
0405126	MH MOVE-ON	50,000	05/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1910	2/21/2024	WD	Q	I	01	218,000
GRANTOR: MCLAREN JASON & DEBOR						
GRANTEE: MITCHELL COREY						
2643/538	5/19/2023	QC	U	I	11	100
GRANTOR: MCLAREN DEBORAH A & J						
GRANTEE: MCLAREN JASON & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S30 E52 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0	0005	R-2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 05/01/2024 BY WWA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/06/2024 BY SYS