

BLOCK 130 LOTS 13 THRU 20
IN OR 1106/805
TOWN OF HILLIARD

MIRANDO NICHOLAS J & REBECCA L
27088 WEST FOURTH AVE
HILLIARD, FL 32046

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

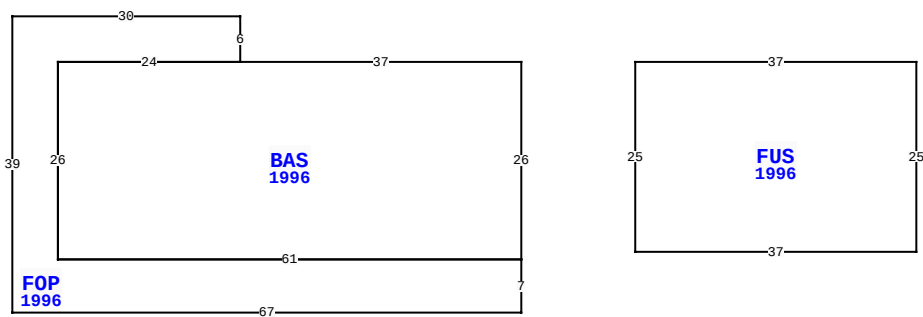
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1,586	155,483
FOP	805	30	242	23,725
FUS	925	100	925	90,683
TOTALS	3,316		2,753	269,891

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,840.00	SF	4.00	4.00	
2	1127	BRICK 8"	0	100	0	0	40.00	SF	11.00	11.00	
3	0350	CARPORT WD	0	100	48	12	576.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-2	200.00	125.00	200.00	FF	

REVIEW DATE 03/08/2023 BY WWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,753	91.4112	114.26	314,558	1996	2001	0	0	14.20	85.80
1 SNGL FAM - 100% - 2003 Heated Area: 2511 HX Base Yr 2003											



27088 W FOURTH AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 3
VALUATION BY											STANDARD
Tax Group: 3											Tax Dist:
BUILDING MARKET VALUE											269,891
TOTAL MARKET OB/XF VALUE											7,197
TOTAL LAND VALUE - MARKET											60,000
TOTAL MARKET VALUE											337,088
SOH/AGL Deduction											167,581
ASSESSED VALUE											169,507
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											119,507
TOTAL JUST VALUE											337,088
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											325,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1106/0805	1/09/2003	WD	U	I	21	124,900			
GRANTOR: MCINTURFF RICHARD L &									
GRANTEE: MIRANDO NICHOLAS &									
0696/1138	1/20/1994	QC	U	V		900			
GRANTOR: BOARD OF TRUSTEES									
GRANTEE: MCINTURFF & KERBE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W37 FOP=[YR=1996] N6 W30 S39 E67 N7 W61 N26 E24 \$ W24 S26 E61 N26 \$ PTR= E15 FUS=[YR=1996] E37 S25 W37 N25 \$ W15 \$.											

TOTAL OB/XF											
7,197											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-2	200.00	125.00	200.00	FF	

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS