BLK 131 LOTS 1 2 3 & PT LOT 4
IN OR 2434/1534
TOWN OF HILLIARD WEST S/D OF

CHRISTMAS KYLE
27044 W 5TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0131-0010

BUILDING CHARACTERISTICS

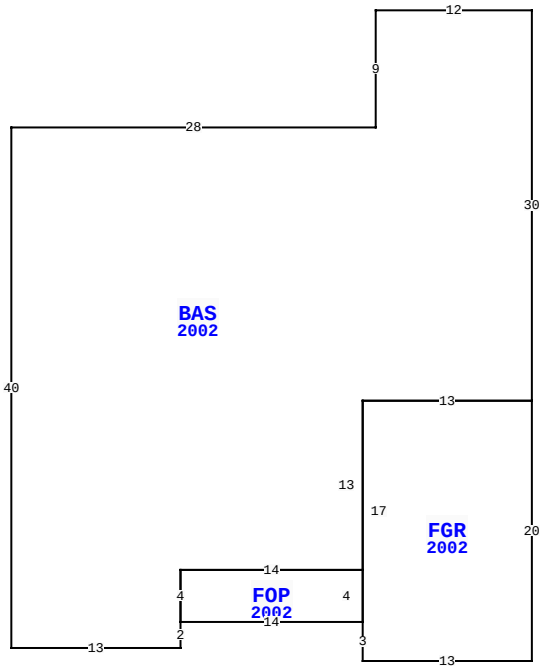
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,377	100	1,377	180,336
FGR	260	55	143	18,728
FOP	56	30	17	2,227
TOTALS	1,693		1,537	201,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,537	116.7390	145.92	224,279	2002	2002	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2023 Heated Area: 1377 HX Base Yr 2023



27044 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		201,290
TOTAL MARKET OB/XF VALUE		4,395
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		232,685
SOH/AGL Deduction		2,170
ASSESSED VALUE		230,515
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,515
TOTAL JUST VALUE		232,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/1534	2/05/2021	SW	Q	I	01	205,000
GRANTOR: SUNKISSED PROPERTIES						
GRANTEE: CHRISTMAS KYLE						
2411/1798	11/24/2020	WD	Q	I	01	108,300
GRANTOR: CONFIDENTIAL						
GRANTEE: SUNKISSED PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 S9 W28 S40 E13 N2 FOP=[YR=2002] E14
FGR=[YR=2002] S3 E13 N20 W13 S17$N4 W14 S4$ N4 E14 N13 E13
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
1	0811	CONCRETE B	0	100	0	0	904.00	SF	5.20	5.20	100	2002	2002	3	82	3,855	
2	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2004	2004	3	36	540	

LAND DESCRIPTION

TOTAL OB/XF 4,395

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	0005	R-2	90.00	125.00	90.00	FF		1.00	1.00	1.00	300.00	300.00	27,000							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/06/2024 BY SYS