BLK 131 LOTS 17 THRU 24
IN OR 2165/1905
TOWN OF HILLIARD WEST S/D OF

WESSON FRANCES JOANNE
27048 WEST FOURTH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0131-0170

BUILDING CHARACTERISTICS

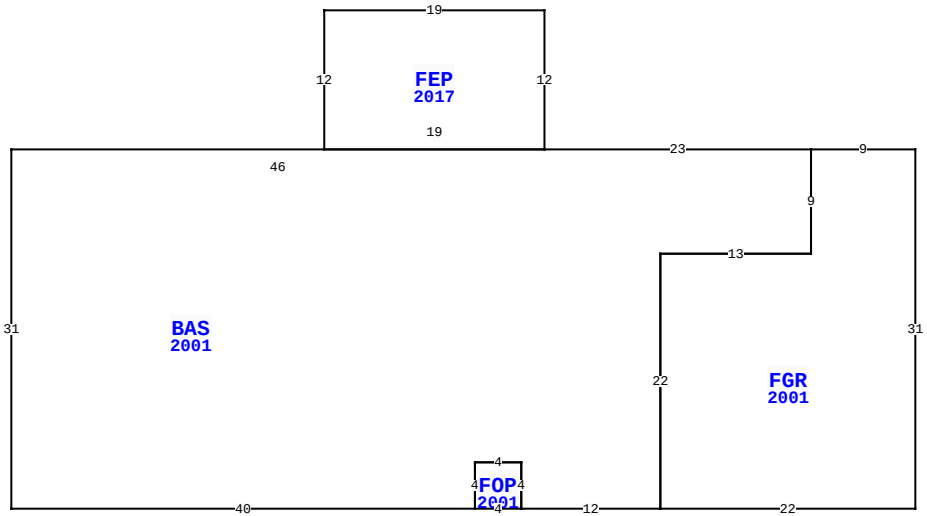
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,837	100	1,837	190,924
FEP	228	80	182	18,916
FGR	565	55	311	32,323
FOP	16	30	5	519
TOTALS	2,646		2,335	242,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,335	99.5778	124.47	290,637	2001	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2019 Heated Area: 1837 HX Base Yr 2019



27048 W FOURTH 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		242,682
TOTAL MARKET OB/XF VALUE		6,171
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		308,853
SOH/AGL Deduction		143,470
ASSESSED VALUE		165,383
TOTAL EXEMPTION VALUE	HX HB WX VX	60,000
BASE TAXABLE VALUE		105,383
TOTAL JUST VALUE		308,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210068	MANUF.SHED	0	03/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/1905	12/12/2017	WD	Q	I	01	197,000
GRANTOR: LAWRENCE CAROL S						
GRANTEE: WESSON FRANCES JOAN						
0718/1018	11/21/1994	QC	Q	V		1,900
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: LAWRENCE ROBERT & C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W9 BAS=[YR=2001] W23 FEP=[YR=2017] N12 W19 S12 E19$ W46 S31 E40 FOP=[YR=2001] E4 N4 W4 S4$ N4 E4 S4 E12 N22 E13 N9$ S9 W13 S22 E22 N31$.

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	0812	CONCRETE C	0	100	0	0	1,164.00	SF	4.00	4.00	100	2001	2001	3	80	3,725	
2	0810	CONCRETE A	0	100	32	12	384.00	SF	6.50	6.50	100	2019	2019	3	98	2,446	

LAND DESCRIPTION

TOTAL OB/XF 6,171

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	200.00	125.00	200.00	FF		1.00	1.00	1.00	300.00	300.00	60,000							

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS