BLOCK 134 LOTS 1 THRU 4
IN OR 853/1223
TOWN OF HILLIARD

LAWSON ROBERT & JOSETTA
27302 MONTANA STREET
HILLIARD, FL 32046

2024

08-3N-24-2380-0134-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

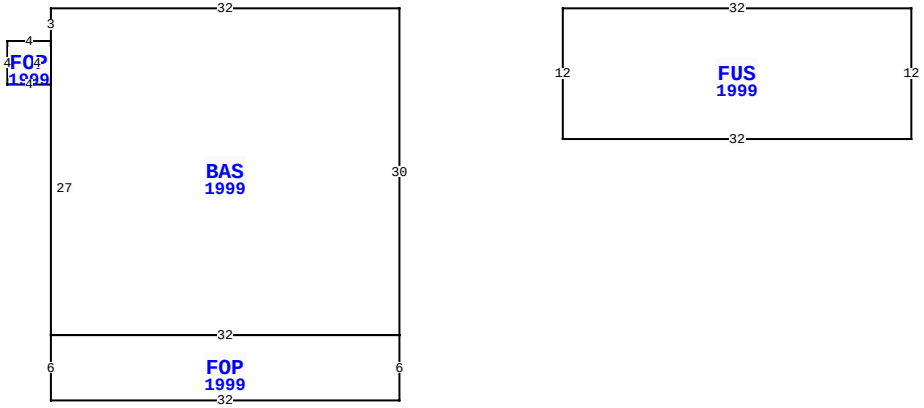
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	960	100	960	93,819
FOP	16	30	5	488
FOP	192	30	58	5,668
FUS	384	100	384	37,528
TOTALS	1,552		1,407	137,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	113.3600	107.69	151,520	1999	2004	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 1999 Heated Area: 1344 HX Base Yr 1999



27302 MONTANA 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		137,504
TOTAL MARKET OB/XF VALUE		11,513
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		179,017
SOH/AGL Deduction		72,548
ASSESSED VALUE		106,469
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,469
TOTAL JUST VALUE		179,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200033	REPAIR/RRF	0	02/12/2020
11-168	NEW CONSTR	82,100	11/20/1998
9804046	GARAGE	0	04/02/1998
9903047	NEW CONSTR	0	03/26/1998
9705171	CARPORT	7,000	05/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0853/1223	10/27/1998	QC	U	I	06	100
GRANTOR: PARKS MARCIA A						
GRANTEE: LAWSON ROBERT & JOS						
0632/1043	8/02/1991	WD	U	I	06	2,500
GRANTOR: PENSA MARK & MARCIA						
GRANTEE: PENSA MARCIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W32 S3 FOP=[YR=1999] W4 S4 E4 N4 $ S27
FOP=[YR=1999] S6 E32 N6 W32 $ E32 N30 $ PTR= E15
FUS=[YR=1999] E32 S12 W32 N12 $ W15 $.

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	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2002	2002	3	20	320	
2	0510	GARAGE WD-	0	100	20	22	440.00	SF	35.00	35.00	100	1997	1997	3	25	3,850	
3	0811	CONCRETE B	0	100	0	0	507.00	SF	5.20	5.20	100	1997	1997	3	73	1,925	
4	0810	CONCRETE A	0	100	0	0	156.00	SF	6.50	6.50	100	1999	1999	3	77	781	
5	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2006	2006	3	69	4,637	

LAND DESCRIPTION

TOTAL OB/XF 11,513

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 10/13/2020 BY TWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS