BLOCK 134 17 THRU 24
IN OR 311/40 & 342/101
TOWN OF HILLIARD

HOFFMAN JAMES
PO BOX 818
HILLIARD, FL 32046-0818

2024

08-3N-24-2380-0134-0170

NASSAU COUNTY PROPERTY

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

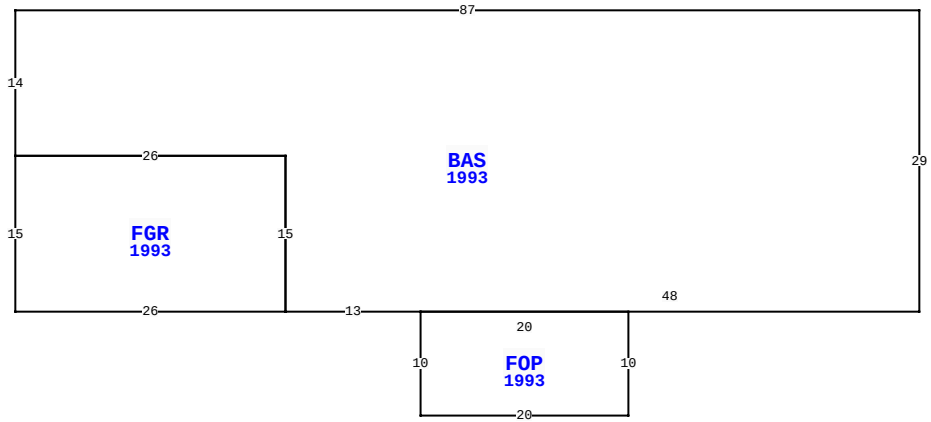
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2,133	173,248
FGR	390	55	214	17,382
FOP	200	30	60	4,874
TOTALS	2,723		2,407	195,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,407	120.5890	114.56	275,746	1981	1981	0	0	0	29.10	70.90

1 SINGLE FAM – 100% - 0 Heated Area: 2133 HX Base Yr



27272 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		195,504
TOTAL MARKET OB/XF VALUE		19,917
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		275,421
SOH/AGL Deduction		136,856
ASSESSED VALUE		138,565
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		38,565
TOTAL JUST VALUE		275,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0311/0040	3/01/1980	WD	Q	V		1,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W87 S14 FGR=[YR=1993] S15 E26 N15 W26 $ E26 S15 E13 FOP=[YR=1993] S10 E20 N10 W20 $ E48 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0811	CONCRETE B	0	100	0	0	944.00	SF	5.20	5.20	100	1981	1981	3	35	1,718	
5	0350	CARPORT WD	0	100	36	20	720.00	SF	3.64	3.64	100	1987	1987	3	20	524	
6	0510	GARAGE WD-	0	100	0	0	2,280.00	SF	35.00	35.00	100	1981	1981	3	20	15,960	

LAND DESCRIPTION

TOTAL OB/XF 19,917

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							
2	000100	C	SFR	100	0005	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 05/14/2024 BY WWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS