BLOCK 137 LOTS 17 18 19 & 20
TOWN OF HILLIARD

PERRY CRYSTAL LYNN
27234 THIRD AVE W
HILLIARD, FL 32046

**2024**

**08-3N-24-2380-0137-0170**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

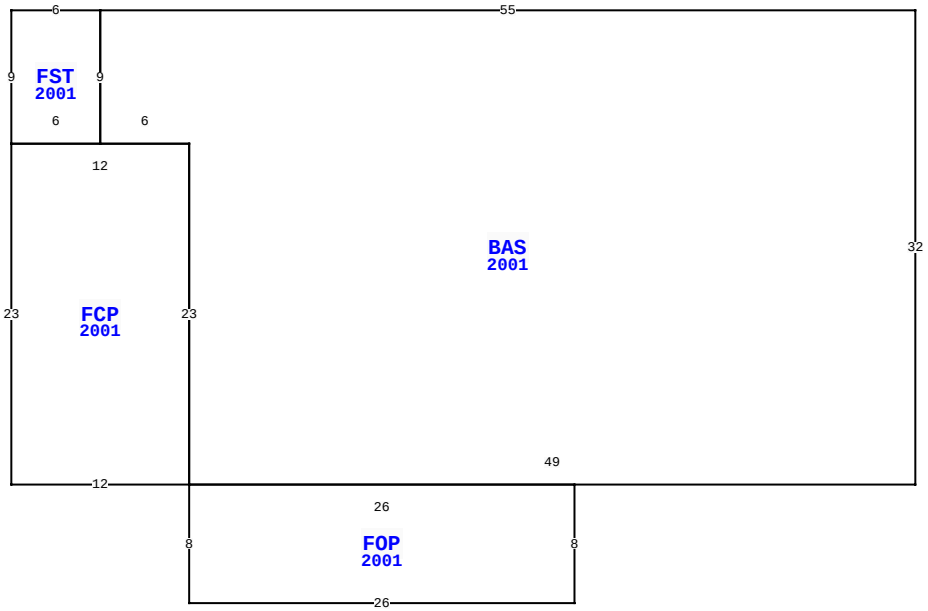
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 30 | VINYL 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 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 | 1,622 | 100 | 1,622 | 175,917 |
| FCP | 276 | 25 | 69 | 7,483 |
| FOP | 208 | 30 | 62 | 6,725 |
| FST | 54 | 55 | 30 | 3,254 |
| TOTALS | 2,160 | | 1,783 | 193,379 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,783 | 98.9100 | 123.64 | 220,450 | 2001 | 2006 | 0 | 0 | 0 | 12.28 | 87.72 |

1 SNGL FAM – 100% - 2021 Heated Area: 1622 HX Base Yr 2021




27234 W THIRD AVE, 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 | | 193,379 |
| TOTAL MARKET OB/XF VALUE | | 2,417 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 225,796 |
| SOH/AGL Deduction | | 34,088 |
| ASSESSED VALUE | | 191,708 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 141,708 |
| TOTAL JUST VALUE | | 225,796 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 217,715 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120058 | SWIM POOL | 1 | 05/08/2012 |
| 0004044 | NEW CONSTR | 0 | 04/20/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2419/1805 | 12/18/2020 | WD | Q | I | 01 | 225,000 |
| GRANTOR: BRYANT KORY A & AUTUM | | | | | | |
| GRANTEE: PERRY CRYSTAL LYNN | | | | | | |
| 2216/0880 | 8/02/2018 | WD | Q | I | 01 | 165,000 |
| GRANTOR: SEELY KRISTI & CHAD | | | | | | |
| GRANTEE: BRYANT KORY A & AUT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W55 FST=[YR=2001] W6 S9 FCP=[YR=2001] S23 E12 FOP=[YR=2001] S8 E26 N8 W26$ N23 W12$ E6 N9$ S9 E6 S23 E49 N32$.

## 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 | 42 | 12 | 504.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 80 | 2,097 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 20 | 3 | 60.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 320 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,417

| 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 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS