BLOCK 137 LOTS 21 22 23 & 24
TOWN OF HILLIARD

KRUGER NANCY M
27278 MISSOURI ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0137-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

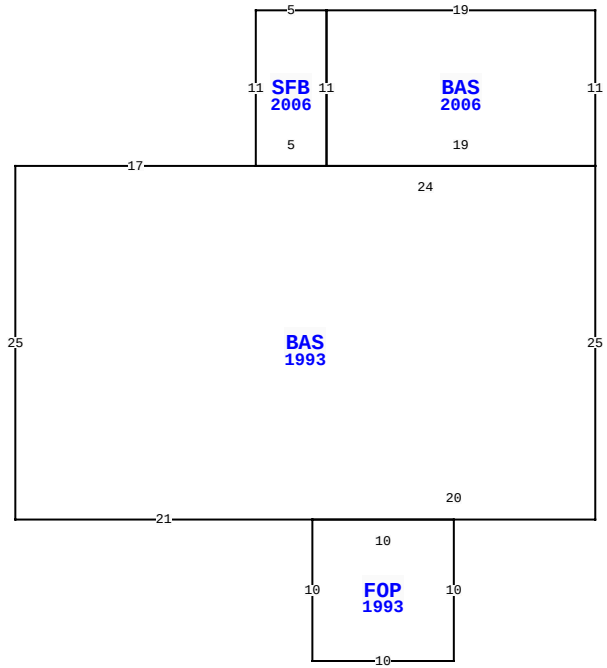
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	92,236
BAS	209	100	209	18,807
FOP	100	30	30	2,700
SFB	55	80	44	3,959
TOTALS	1,389		1,308	117,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,308	127.4000	121.03	158,307	1975	1987	0	0	0	25.65	74.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1278 HX Base Yr 2022



27278 MISSOURI ST, HILLIARD

BLD DATE	05/31/2007	JH	LGL DATE	
XF DATE	05/31/2007	JH	LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,701
TOTAL MARKET OB/XF VALUE		2,632
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		150,333
SOH/AGL Deduction		17,497
ASSESSED VALUE		132,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,836
TOTAL JUST VALUE		150,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120102	XFOB	0	07/12/2012
2008091	ADDITION	2,500	08/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2509/0452	10/19/2021	WD	U	I	37	105,000
GRANTOR: HARBER JAMES C TRUST						
GRANTEE: KRUGER NANCY M						
2159/0040	9/26/2017	WD	U	I	11	100
GRANTOR: HARBER JAMES C						
GRANTEE: HARBER JAMES C TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 SFB=[YR=2006] W5S11
BAS=[YR=1993]W17S25E21FOP=[YR=1993]
S10E10N10W10$E20N25W24$E5N11$S11E19N11$.

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	0810	CONCRETE A	0	100	15	10	150.00	SF	6.50	6.50	100	1980	1980	3	32.5	317	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1990	1990	3	59.5	290	
3	0810	CONCRETE A	0	100	25	14	350.00	SF	6.50	6.50	100	2008	2008	3	89	2,025	

LAND DESCRIPTION

TOTAL OB/XF 2,632

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 11/17/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS