BLK 139 LOTS 10 11 & 12
TOWN OF HILLIARD WEST PBK 1-23

DONLEY MARY & LEWIS
PO BOX 925
HILLIARD, FL 32046

2024

08-3N-24-2380-0139-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	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	0	0 100
Units		0 100
Quality	03	Quality Level 03

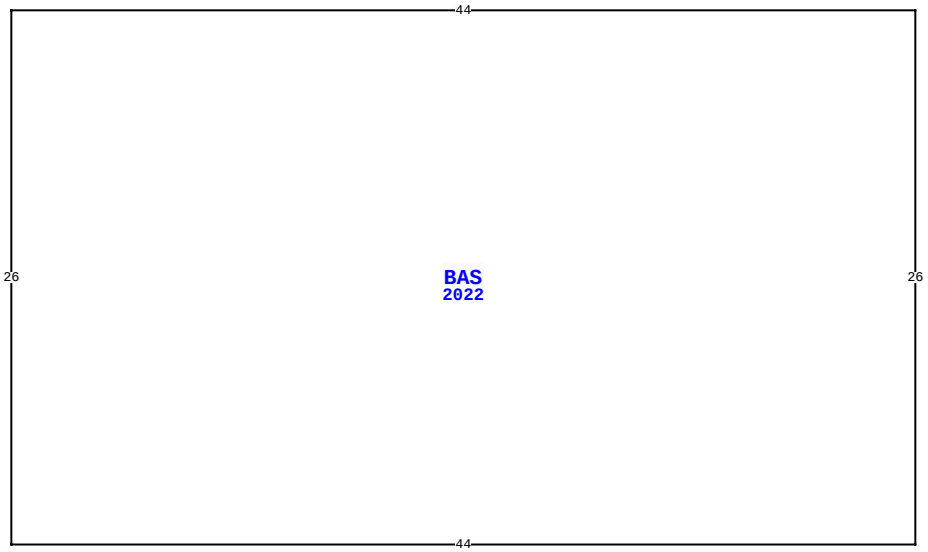
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	46,098
TOTALS	1,144		1,144	46,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	116.8000	87.60	100,214	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2024 Heated Area: 1144 HX Base Yr 2024



27303 OHIO 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		46,098
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		68,598
SOH/AGL Deduction		0
ASSESSED VALUE		68,598
TOTAL EXEMPTION VALUE	HX HB	43,598
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		68,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220056	CO ISSUED	0	09/07/2022
20220056	MH MOVE-ON	0	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2531/0185	1/19/2022	QC	U	V	18	900
GRANTOR: NASSAU COUNTY BOCC						
GRANTEE: DONLEY MARY & LEWIS						
2531/0889	12/21/2021	QC	U	V	11	100
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: DONLEY MARY & LEWIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W44 S26 E44 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000200	C	MBL HM SUB	100	0006	RM-4	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 08/10/2022 BY WW Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS