BLOCK 140 LOTS 1 TO 10
13 TO 24
TOWN OF HILLIARD

1854 CLINCH LLC
532 ST CLAUDE PL
ST JOHNS, FL 32259

2024

08-3N-24-2380-0140-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

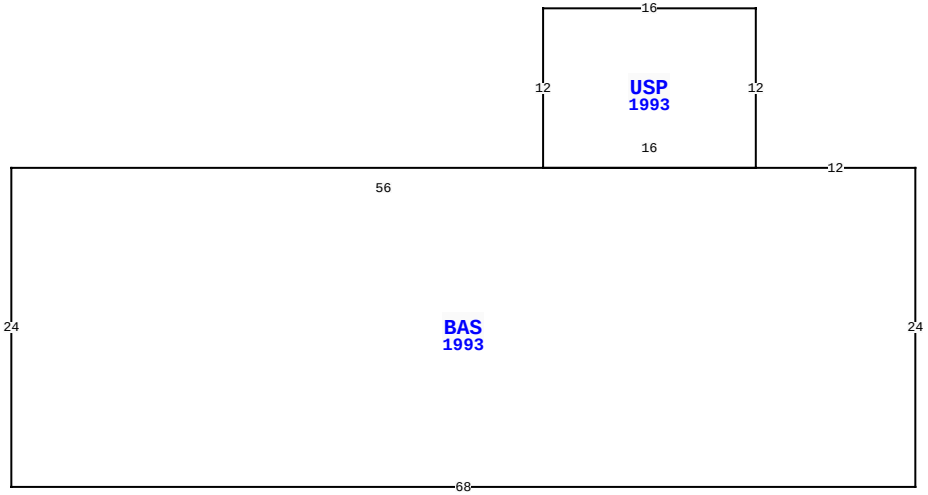
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	32,558
USP	192	50	96	1,915
TOTALS	1,824		1,728	34,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	95.0000	66.50	114,912	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1632 HX Base Yr



27450 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	34,474
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	148,500
TOTAL MARKET VALUE	185,174
SOH/AGL Deduction	0
ASSESSED VALUE	185,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,174
TOTAL JUST VALUE	185,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1214	10/20/2022	WD	Q	I	02	206,800
GRANTOR: CREWS FLOYD T & LINDA						
GRANTEE: 1854 CLINCH LLC						
1977/0306	4/27/2015	QC	U	I	11	100
GRANTOR: CREWS FLOYD T & LINDA						
GRANTEE: WESTMORELAND HOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 USP=[YR=1993] N12 W16 S12 E16$ W56 S24 E68 N24$.

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
2	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	2013	2013	3	94	2,200	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	000102	C	SFR/MH	0	0006	RM-4	250.00	125.00	250.00	FF		1.00	1.00	0.90	300.00	270.00	67,500							
2	000102	C	SFR/MH	0	0006	RM-4	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							

REVIEW DATE 05/06/2024 BY WWA Total Acres: 0.00 Total Land Value: 148,500 Market: 0 Agricultural: 0 Common: 148,500 PRINTED 08/06/2024 BY SYS