BLOCK 141 LOTS 1 THRU 4
IN OR 2217/1665
1977 VIKI R11021286(AB)

WILLARD SONDRA
27699 W 4TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0141-0010

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

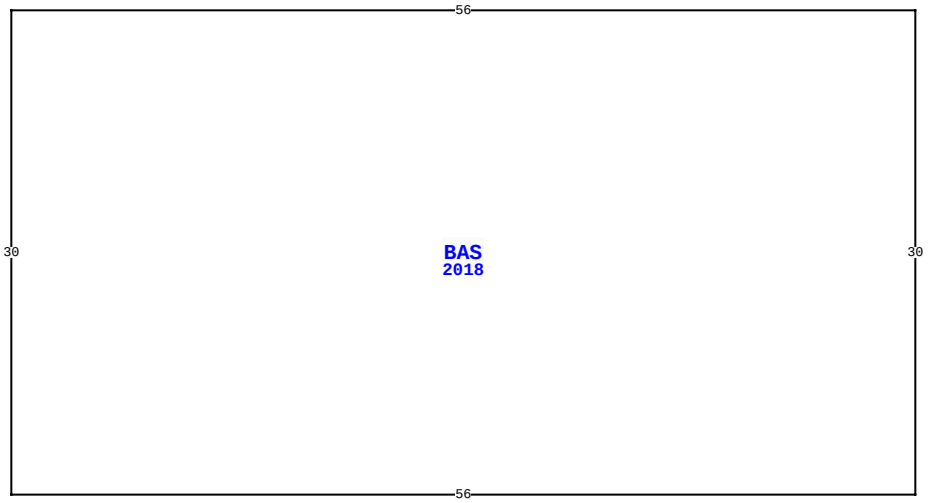
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	149,272
TOTALS	1,680		1,680	149,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	127.3800	95.54	160,507	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 0 Heated Area: 1680 HX Base Yr



27699 W FOURTH 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		149,272
TOTAL MARKET OB/XF VALUE		6,610
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		185,882
SOH/AGL Deduction		70,175
ASSESSED VALUE		115,707
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,707
TOTAL JUST VALUE		185,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180175	MH MOVE-ON	0	08/13/2018
20160145	XFOB	0	10/17/2016
0706073	MH MOVE-ON	0	06/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2217/1665	8/09/2018	WD	U	I	11	100
GRANTOR: REED CHARLES KENNETH						
GRANTEE: WILLARD SONDRA M						
1513/0152	7/17/2007	WD	U	I	07	100
GRANTOR: REED DONNIE HUGH & CH						
GRANTEE: WILLARD SONDRA M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S30 E56 N30$.

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	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2000	2000	3	20	96	
2	0810	CONCRETE A	0	100	19	12	228.00	SF	6.50	6.50	100	2001	2001	3	80	1,186	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2016	2016	3	74	5,328	

LAND DESCRIPTION

TOTAL OB/XF 6,610

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	100	0006	RM-4	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS