BLOCK 141 LOTS 16 THRU 18
TOWN OF HILLIARD PBK 1/23

MCALEE JEREMY D
1350 TANGERINE DRIVE
FRUIT COVE, FL 32259

2024

08-3N-24-2380-0141-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

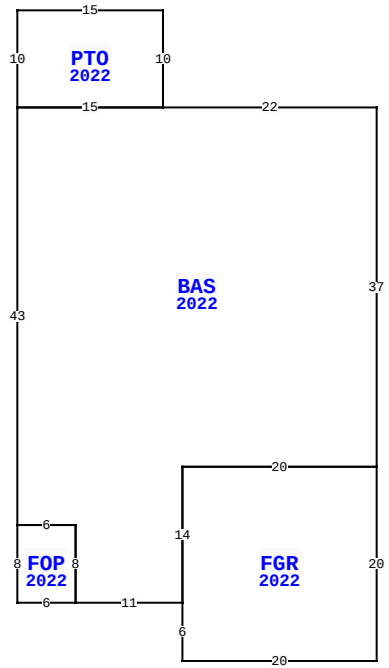
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,559	100	1,559	195,732
FGR	400	55	220	27,621
FOP	48	30	14	1,758
PTO	150	5	8	1,004
TOTALS	2,157		1,801	226,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,801	100.4400	125.55	226,116	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 1559 HX Base Yr



27492 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	226,116
TOTAL MARKET OB/XF VALUE	5,034
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	253,650
SOH/AGL Deduction	0
ASSESSED VALUE	253,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,650
TOTAL JUST VALUE	253,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220007	CO ISSUED	0	09/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1110	11/30/2022	WD	U	I	11	100
GRANTOR: 34 M STREET LLC						
GRANTEE: MCALEE JEREMY D						
2587/0927	8/22/2022	WD	U	V	11	100
GRANTOR: NGUYEN HANG THI THUY						
GRANTEE: 34 M STREET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 PTO=[YR=2022] N10 W15 S10 E15$ W15 S43 FOP=[YR=2022] S8 E6 N8 W6$ E6 S8 E11 FGR=[YR=2022] S6 E20 N20 W20 S14$ N14 E20 N37$.

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	0	0	0	968.00	SF	5.20	5.20	100	2022	2022	3	100	5,034	

LAND DESCRIPTION

TOTAL OB/XF 5,034

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	0		RM-4	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 08/18/2022 BY WW Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS