



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 2,538 TOTAL LAND VALUE - MARKET 45,000 TOTAL MARKET VALUE 47,538 SOH/AGL Deduction 8,977 ASSESSED VALUE 38,561 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 38,561 TOTAL JUST VALUE 47,538 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 47,725																					
DOR CODE		0001 VAC W/XFOB								MAP NUM		MKT AREA								06																					
NEIGHBORHOOD/LOC		6001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
TOTALS																				27377 THIRD AV, HILLIARD										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
EXTRA FEATURES																				SALES DATA																					
L N	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	OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 0430/0713 8/01/1984 WD U V 100 GRANTOR: GRANTEE: 0138/0560 5/11/1972 WD U V 09 1,600 GRANTOR: DYAL B G & LULA T (H& GRANTEE: SIKES CARL R & ETHE																							
1	0751	UOP	0	0	8	20	160.00	SF	10.00	10.00	100	1985	1985	3	20	320		BUILDING NOTES																							
2	0752	USP	0	0	15	8	120.00	SF	15.00	15.00	100	2005	2005	3	40	720		BUILDING DIMENSIONS																							
3	0752	USP	0	0	24	8	192.00	SF	15.00	15.00	100	2008	2008	3	52	1,498																									
										TOTAL OB/XF										2,538																					
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000																								
REVIEW DATE 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																																									