BLK 145 LOTS 21 THRU 24
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

HENDERSON ANDY K
27536 W 2ND AVENUE
HILLIARD, FL 32046

2024

08-3N-24-2380-0145-0210

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

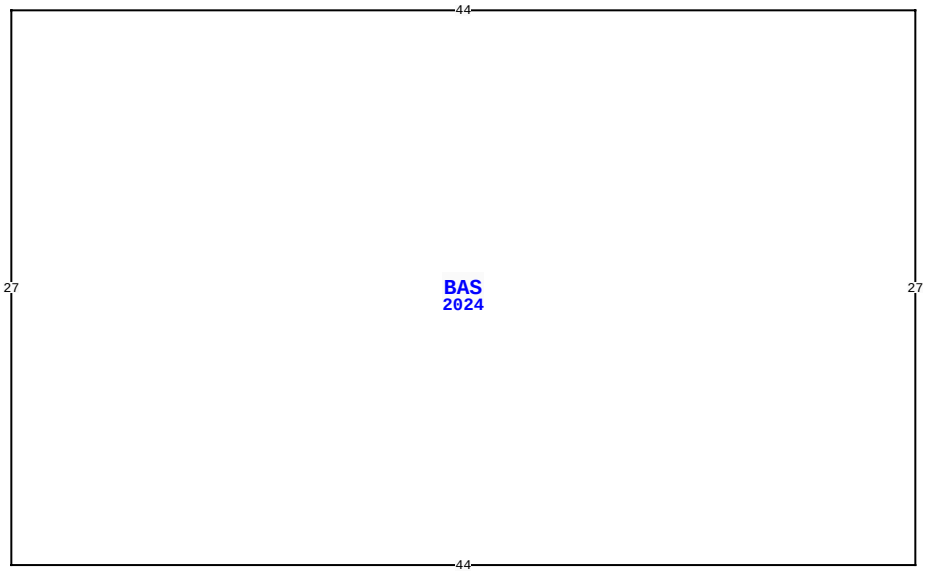
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	96,305
TOTALS	1,188		1,188	96,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	127.1600	95.37	113,300	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2024 Heated Area: 1188 HX Base Yr 2024



27536 W SECOND AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,305
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		123,305
SOH/AGL Deduction		0
ASSESSED VALUE		123,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,305
TOTAL JUST VALUE		123,305
NCON VALUE		96,305
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		27,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/1278	10/09/2018	QC	U	V	11	100
GRANTOR: CHANCEY SHERRY WANDA						
GRANTEE: HENDERSON ANDY K						
2188/1358	1/15/2018	QC	U	I	11	100
GRANTOR: CHANCY SHERRY WANDA						
GRANTEE: HENDERSON ANDY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,11] S27 E44 N27 W44 $
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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	000102	C	SFR/MH	100	0006	RM-4	100.00	125.00	100.00	FF		1.00	1.00	0.90	300.00	270.00	27,000							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/06/2024 BY SYS