BLOCK 147 LOTS 8 THRU 17
IN OR 1739/1004
TOWN OF HILLIARD SEC 8-3N-24E

REED JAMES ALFRED
27352 WEST SECOND AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0147-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

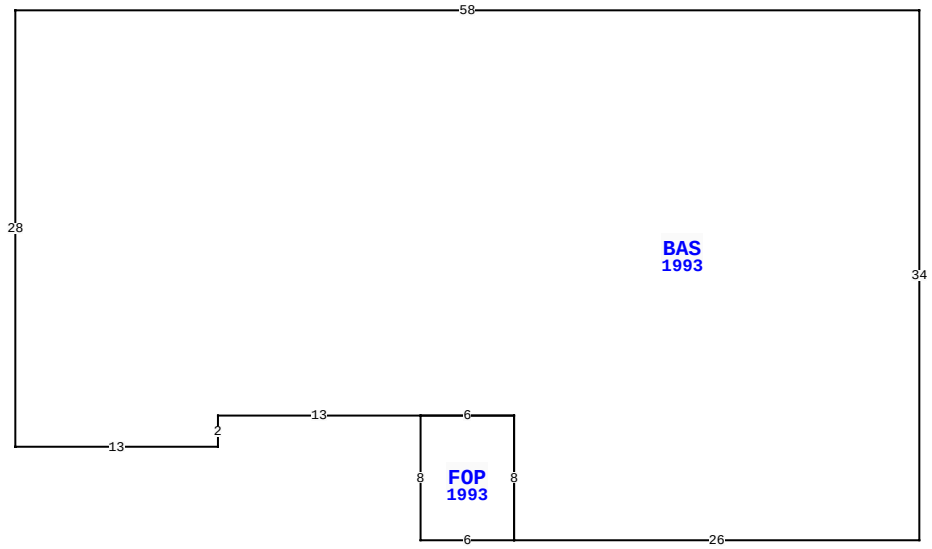
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1,742	121,376
FOP	48	30	14	976
TOTALS	1,790		1,756	122,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	118.1000	112.20	197,023	1960	1965	0	0	0	37.90	62.10

1 SINGLE FAM – 100% - 2024 Heated Area: 1742 HX Base Yr 2024



27352 W SECOND 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		122,351
TOTAL MARKET OB/XF VALUE		5,333
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		202,684
SOH/AGL Deduction		0
ASSESSED VALUE		202,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,684
TOTAL JUST VALUE		202,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170182	REPAIR/RRF	0	10/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/122	6/21/2011	FJ	U	I	11	0
GRANTOR: REED FRANKIE LUCILLE						
GRANTEE: REED JAMES ALFRED						
1739/1004	5/19/2011	QC	U	I	11	100
GRANTOR: REED THOMAS B						
GRANTEE: REED THOMAS B L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S28 E13 N2 E13 FOP=[YR=1993] S8 E6 N8W6$ E6 S8 E26 N34$.

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	0511	GARAGE CB-	0	100	32	14	448.00	SF	26.80	26.80	100	1980	1980	3	32.5	3,902	
2	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	2005	2005	3	86	1,431	

LAND DESCRIPTION

TOTAL OB/XF 5,333

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	100	0006	R-2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							
2	000100	C	SFR	100	0005	R-2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS