BLOCK 149 LOTS 1 THRU 4
TOWN OF HILLIARD

SMITH CHELSEA
27257 WEST 3RD AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0149-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

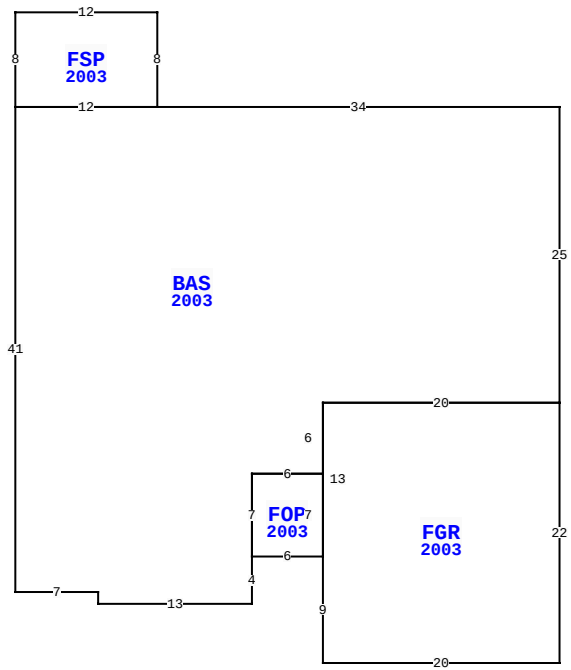
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,519	100	1,519	157,770
FGR	440	55	242	25,136
FOP	42	30	13	1,350
FSP	96	40	38	3,947
TOTALS	2,097		1,812	188,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	124.7750	118.54	214,794	2003	2003	0	0	0	12.38	87.62

1 SINGLE FAM – 100% - 2023 Heated Area: 1519 HX Base Yr 2023



27257 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		188,203
TOTAL MARKET OB/XF VALUE		4,734
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		222,937
SOH/AGL Deduction		1,627
ASSESSED VALUE		221,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,310
TOTAL JUST VALUE		222,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220170	REPAIR/RRF	0	05/17/2022
0310215	NEW CONSTR	65,672	09/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1830	5/31/2022	WD	Q	I	01	292,200
GRANTOR: BROWNING DAVID LARRY						
GRANTEE: SMITH CHELSEA						
1842/0501	2/15/2013	WD	U	I	18	75,000
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: BROWNING DAVID LARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W34 FSP=[YR=2003] N8 W12 S8 E12$ W12 S41 E7 S1 E13 N4 FOP=[YR=2003] E6 FGR=[YR=2003] S9 E20 N22 W20 S13$ N7 W6 S7$ N7 E6 N6 E20 N25$.

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	1127	BRICK 8"	0	100	0	0	38.00	SF	5.50	5.50	100	2003	2003	3	95	199	
2	0812	CONCRETE C	0	100	0	0	1,366.00	SF	4.00	4.00	100	2003	2003	3	83	4,535	

LAND DESCRIPTION

TOTAL OB/XF 4,734

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	0005	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 06/13/2022 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS