BLOCK 149 LOTS 5 THRU 8
IN OR 1220/886
TOWN OF HILLIARD

POWELL EDWARD M
PO BOX 290
HILLIARD, FL 32046-0290

2024

08-3N-24-2380-0149-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

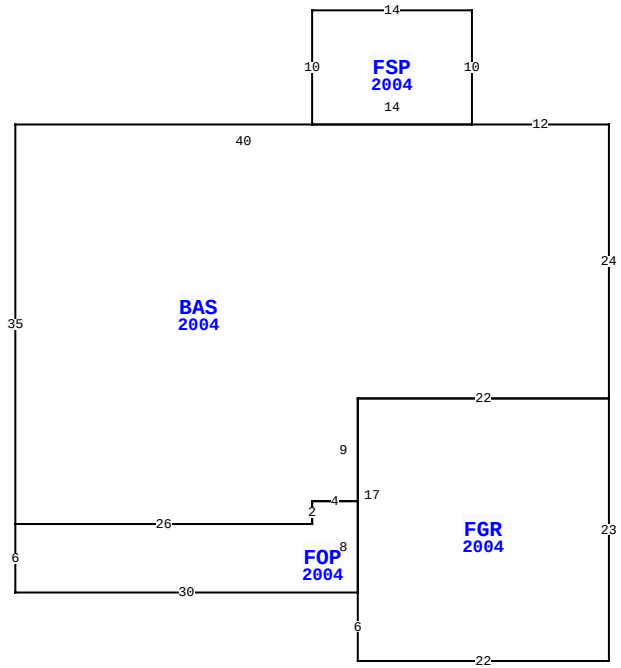
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,570	100	1,570	161,409
FGR	506	55	278	28,581
FOP	188	30	56	5,757
FSP	140	40	56	5,757
TOTALS	2,404		1,960	201,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	121.9414	115.84	227,046	2004	2004	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2005 Heated Area: 1570 HX Base Yr 2005



27237 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		201,503
TOTAL MARKET OB/XF VALUE		16,577
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		248,080
SOH/AGL Deduction		111,444
ASSESSED VALUE		136,636
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,636
TOTAL JUST VALUE		248,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1818	SWIM POOL	0	06/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0886	4/06/2004	WD	Q	I		136,100

GRANTOR: FRANKLIN BOBBY Y

GRANTEE: POWELL EDWARD M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FSP=[YR=2004] N10 W14 S10 E14$ W40 S35 FOP=[YR=2004] S6 E30 FGR=[YR=2004] S6 E22 N23 W22 S17 $ N8 W4 S2 W26$ E26 N2 E4 N9 E22 N24$.

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	0812	CONCRETE C	0	100	0	0	1,438.00	SF	4.00	4.00	100	2004	2004	3	84	4,832	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
3	1127	BRICK 8"	0	100	10	3	30.00	SF	5.50	5.50	100	2004	2004	3	96	158	
4	0866	POOL FIBER	0	100	18	8	144.00	SF	72.00	72.00	100	2004	2004	3	22	2,281	
5	0845	KOOL DECK	0	100	0	0	272.00	SF	7.25	7.25	100	2004	2004	3	84	1,656	
6	0471	VINYL FNC	0	100	0	0	195.00	LF	32.00	32.00	100	2004	2004	3	64	3,994	
7	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2004	2004	3	64	576	

LAND DESCRIPTION

TOTAL OB/XF 16,577

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 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS