BLOCK 149 LOTS 9 THRU 12
IN OR 1201/1977
TOWN OF HILLIARD

SVEHLA ERROL S
27243 MONTANA STREET
HILLIARD, FL 32046

2024

08-3N-24-2380-0149-0090

BUILDING CHARACTERISTICS

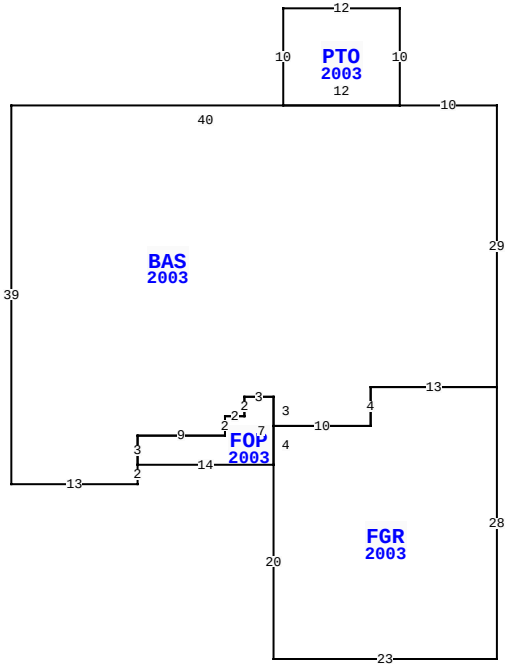
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,674	100	1,674	182,146
FGR	604	55	332	36,124
FOP	58	30	17	1,850
PTO	120	5	6	653
TOTALS	2,456		2,029	220,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,029	102.4100	128.01	259,732	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2004 Heated Area: 1674 HX Base Yr 2004



27243 MONTANA ST, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,772
TOTAL MARKET OB/XF VALUE		4,455
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		255,227
SOH/AGL Deduction		131,890
ASSESSED VALUE		123,337
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,337
TOTAL JUST VALUE		255,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/1977	1/15/2004	WD	U	I	21	146,900

GRANTOR: FRANKLIN BOBBY Y

GRANTEE: SVEHLA ERROL S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 PTO=[YR=2003] N10 W12 S10 E12$ W40 S39 E13 N2 FOP=[YR=2003] E14 FGR=[YR=2003] S20 E23 N28 W13 S4 W10 S4$ N7 W3 S2 W2 S2 W9 S3$ N3 E9 N2 E2 N2 E3 S3 E10 N4 E13 N29$.

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	44.00	SF	5.50	5.50	100	2003	2003	3	95	230	
2	0811	CONCRETE B	0	100	0	0	979.00	SF	5.20	5.20	100	2003	2003	3	83	4,225	

LAND DESCRIPTION

TOTAL OB/XF 4,455

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS