BLK 153 LOTS 19 THRU 21
TOWN OF HILLIARD S/D PBK 1/23

CREWS ALLEN D
27048 FIRST AVE W
HILLIARD, FL 32046

2024

08-3N-24-2380-0153-0190

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

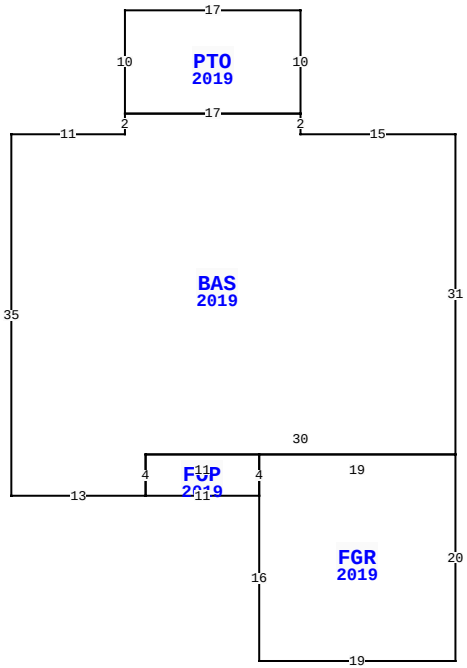
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	1,419	171,889
FGR	380	55	209	25,317
FOP	44	30	13	1,574
PTO	170	5	8	969
TOTALS	2,013		1,649	199,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,649	99.9000	124.88	205,927	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 1419 HX Base Yr 2020



27048 W FIRST 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		199,749
TOTAL MARKET OB/XF VALUE		4,591
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		226,840
SOH/AGL Deduction		56,818
ASSESSED VALUE		170,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,022
TOTAL JUST VALUE		226,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160133	DEMOLITION	0	09/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1727	6/28/2019	WD	Q	I	01	187,500
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: CREWS ALLEN D						
2245/1521	12/22/2018	WD	Q	V	01	22,000
GRANTOR: LAYDEN FRANCIS M JR						
GRANTEE: FRANKLIN BRENTON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 N2 PTO=[YR=2019] N10 W17 S10 E17$ W17 S2 W11 S35 E13 FOP=[YR=2019] E11 FGR=[YR=2019] S16 E19 N20 W19 S4$ N4 W11 S4$ N4 E30 N31$.

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	0811	CONCRETE B	0	100	0	0	901.00	SF	5.20	5.20	100	2019	2019	3	98	4,591	

LAND DESCRIPTION

TOTAL OB/XF 4,591

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-3	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 07/31/2019 BY TW Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS