BLK 153 LOTS 22 THRU 24
IN OR 2450/1056
TOWN OF HILLIARD S/D PBK 1/23

SKELTON AMY E
27060 WEST 1ST AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0153-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

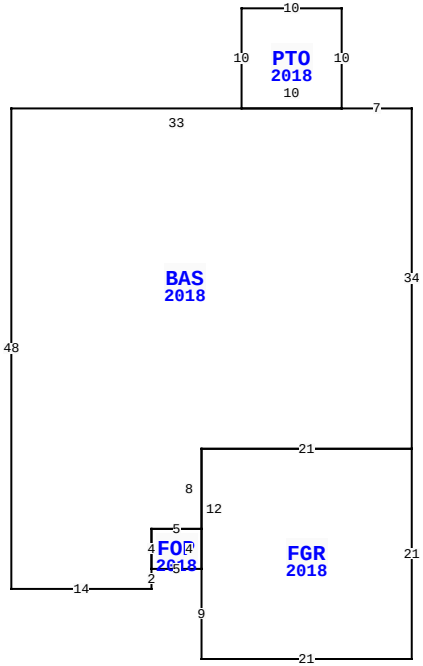
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	204,308
FGR	441	55	243	31,107
FOP	20	30	6	768
PTO	100	5	5	640
TOTALS	2,157		1,850	236,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,850	106.4000	133.00	246,050	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 0% - 0 Heated Area: 1596 HX Base Yr



27060 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	236,823
TOTAL MARKET OB/XF VALUE	4,772
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	264,095
SOH/AGL Deduction	22,664
ASSESSED VALUE	241,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,431
TOTAL JUST VALUE	264,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
180093	NEW CONSTR	0	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1056	4/06/2021	WD	Q	I	01	228,000
GRANTOR: LAYDEN FRANCIS M JR						
GRANTEE: SKELTON AMY E						
2141/1955	8/17/2017	SW	U	I	18	23,300
GRANTOR: TOWN OF HILLIARD						
GRANTEE: LAYDEN FRANCIS M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W7 PTO=[YR=2018] N10 W10 S10 E10$ W33 S48 E14 N2 FOP=[YR=2018] E5 FGR=[YR=2018] S9 E21 N21 W21 S12$ N4 W5 S4$ N4 E5 N8 E21 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	0811	CONCRETE B	0	0	0	0	946.00	SF	5.20	5.20	100	2018	2018	3	97	4,772	

LAND DESCRIPTION

TOTAL OB/XF 4,772

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	0	0006	R-3	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS