BLK 154 LOTS 17,18,19,20,21,
22,23 & 24
TOWN OF HILLIARD S/D PBK 1/23

FURR ANGELA D & TERRY DWIGHT
27074 W FIRST AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0154-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

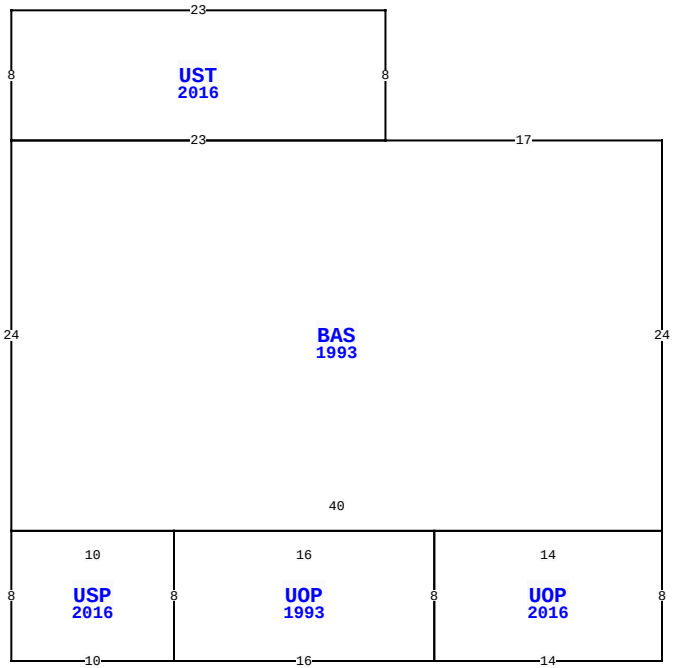
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	960	100	960	32,367
UOP	128	20	26	877
UOP	112	20	22	742
USP	80	30	24	809
UST	184	45	83	2,798
TOTALS	1,464		1,115	37,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,115	88.7220	84.29	93,983	1975	1975	0	0	40	19.25	40.00

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



27126 KENTUCKY ST, 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	37,593
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	101,193
SOH/AGL Deduction	0
ASSESSED VALUE	101,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,193
TOTAL JUST VALUE	101,193
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2131/0310	6/30/2017	QC	U	I	11	75,800
GRANTOR: FURR ANGELA D						
GRANTEE: FURR ANGELA D & TER						
0674/0461	1/19/1993	QC	U	I	01	100
GRANTOR: HIGGINBOTHAM ROBERT L						
GRANTEE: HIGGINBOTHAM ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UST=[YR=2016] N8 W23 S8 E23$ W23 S24
USP=[YR=2016] S8 E10 UOP=[YR=1993] E16 UOP=[YR=2016] E14 N8
W14 S8$ N8 W16 S8$ N8 W10$ E40 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	0680	POLE SHED	0	0	0	0	1,800.00	SF	10.00	10.00	100	1980	1980	3	20	3,600	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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-2	200.00	125.00	200.00	FF		1.00	1.00	1.00	300.00	300.00	60,000							

REVIEW DATE 05/07/2024 BY WWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS