BLOCK 160 LOTS 18 TO 20 &
W'LY 20 FT OF LOT 21
IN OR 2107/1942

MACOMBER RONALD G EST
27520 FIRST AVE W
HILLIARD, FL 32046

2024

08-3N-24-2380-0160-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03

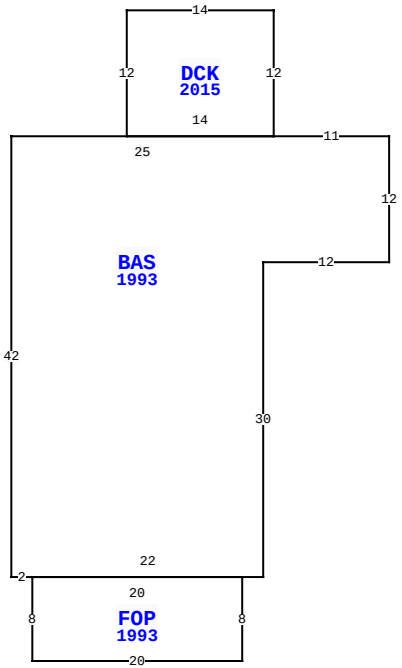
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	92,936
DCK	168	10	17	1,372
FOP	160	30	48	3,872
TOTALS	1,480		1,217	98,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,217	115.5400	109.76	133,578	1946	1970	0	0	0	26.50	73.50

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



27520 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	98,180
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,500
TOTAL MARKET VALUE	126,680
SOH/AGL Deduction	4,825
ASSESSED VALUE	121,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,855
TOTAL JUST VALUE	126,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2107/1942	3/21/2017	WD	U	I	30	32,400
GRANTOR: MACOMBER RONALD G						
GRANTEE: MACOMBER RONALD G &						
2103/0964	2/21/2017	WD	Q	I	01	81,000
GRANTOR: SPEAL BARBARA W						
GRANTEE: MACOMBER RONALD G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 DCK=[YR=2015] N12 W14 S12 E14$ W25 S42 E2
FOP=[YR=1993] S8 E20 N8 W20$ E22 N30 E12 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	95.00	125.00	95.00	FF		1.00	1.00	1.00	300.00	300.00	28,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 08/06/2024 BY SYS