BLOCK 160 LOTS 22 THRU 24 &
E'LY 5 FT OF LOT 21
TOWN OF HILLIARD

HELLSTROM LINDZ
27550 WEST 1ST AVENUE
HILLIARD, FL 32046

2024

08-3N-24-2380-0160-0220

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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

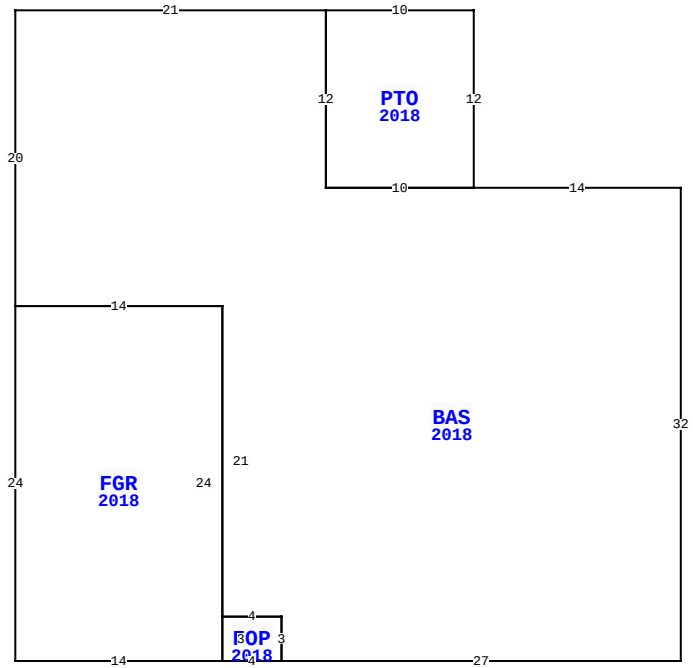
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	166,254
FGR	336	55	185	22,884
FOP	12	30	4	495
PTO	120	5	6	742
TOTALS	1,812		1,539	190,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,539	102.8160	128.52	197,792	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2023 Heated Area: 1344 HX Base Yr 2023



27550 W FIRST AV, 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		190,375
TOTAL MARKET OB/XF VALUE		3,591
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		217,966
SOH/AGL Deduction		55,481
ASSESSED VALUE		162,485
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		57,485
TOTAL JUST VALUE		217,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180153	NEW CONSTR	0	07/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2563/0149	5/13/2022	WD	Q	I	02	280,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: HELLSTROM LINDZ						
2205/0572	6/14/2018	WD	Q	V	01	16,000
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: FRANKLIN BRENTON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 PTO=[YR=2018] N12 W10 S12 E10$ W10 N12 W21 S20 FGR=[YR=2018] S24 E14 FOP=[YR=2018] E4 N3 W4 S3$ N24 W14$ E14 S21 E4 S3 E27 N32$.

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	712.00	SF	5.20	5.20	100	2018	2018	3	97	3,591	

LAND DESCRIPTION

TOTAL OB/XF 3,591

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-2	80.00	125.00	80.00	FF		1.00	1.00	1.00	300.00	300.00	24,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/06/2024 BY SYS