BLOCK 161 LOTS 9 10 11 & 12
IN OR 2453/264
TOWN OF HILLIARD

SINGLETON TERRANCE GERALD JR
27559 SECOND AVE W
HILLIARD, FL 32046

2024

08-3N-24-2380-0161-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

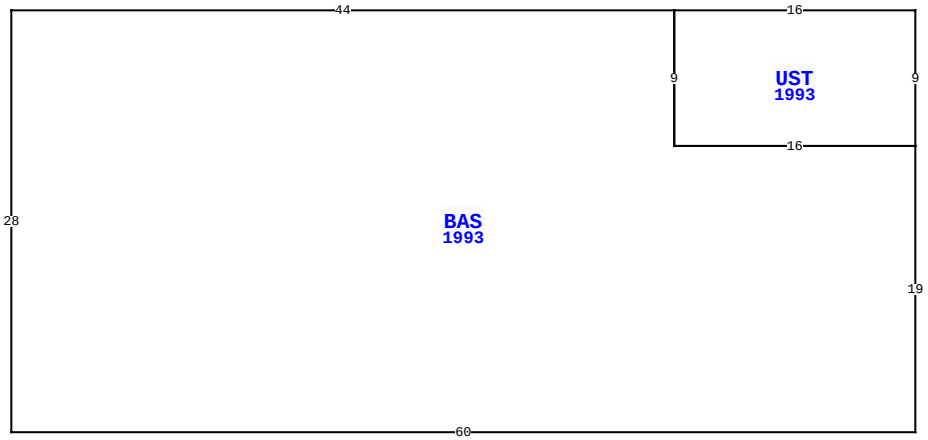
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,536	100	1,536	109,226
UST	144	45	65	4,622
TOTALS	1,680		1,601	113,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	124.0320	117.83	188,646	1960	1960	0	0	0	39.65	60.35

1 SINGLE FAM – 0% - 0 Heated Area: 1536 HX Base Yr



27559 W SECOND 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	113,848
TOTAL MARKET OB/XF VALUE	959
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	144,807
SOH/AGL Deduction	0
ASSESSED VALUE	144,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,807
TOTAL JUST VALUE	144,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9003027	NEW CONSTR	2,700	03/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/0264	4/15/2021	WD	Q	I	01	165,000
GRANTOR: HARRIS MITCHELL D						
GRANTEE: SINGLETON TERRANCE						
1678/0356	5/11/2010	QC	U	I	11	100
GRANTOR: HARRIS RACHEL M (CANA						
GRANTEE: HARRIS MITCHELL D						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W16 BAS=[YR=1993] W44 S28 E60 N19 W16 N9 $ S9 E16 N9 $.

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	0810	CONCRETE A	0	0	0	0	374.00	SF	6.50	6.50	100	1960	1960	3	20	486	
2	0801	ASPHALT A	0	0	35	9	315.00	SF	3.00	3.00	100	2002	2002	3	50	473	

LAND DESCRIPTION

TOTAL OB/XF 959

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS