BLOCK 167 LOTS 19 THRU 24
TOWN OF HILLIARD
UTIL ESMT IN OR 2261/1988

WRIGHT LOUIE T JR
27132 NEW FRONT ST
HILLIARD, FL 32046

**2024**

**08-3N-24-2380-0167-0190**

## BUILDING CHARACTERISTICS

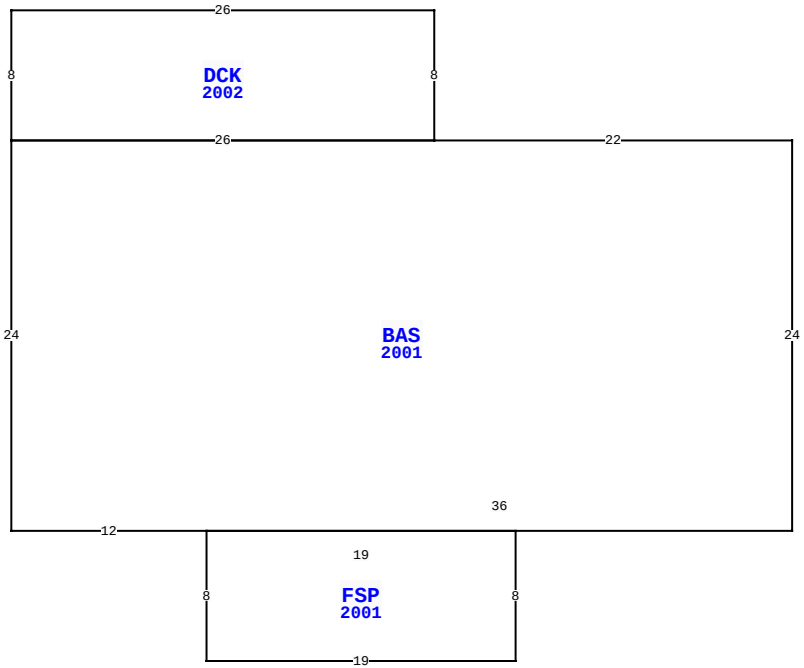
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 79,574 |
| DCK | 208 | 15 | 31 | 2,141 |
| FSP | 152 | 60 | 91 | 6,286 |
| TOTALS | 1,512 | | 1,274 | 88,001 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,274 | 122.8000 | 92.10 | 117,335 | 1999 | 2014 | 0 | 0 | 0 | 25.00 | 75.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 1152 HX Base Yr 2022




27132 NEW FRONT ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 88,001 |
| TOTAL MARKET OB/XF VALUE | | 428 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 133,429 |
| SOH/AGL Deduction | | 14,912 |
| ASSESSED VALUE | | 118,517 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 68,517 |
| TOTAL JUST VALUE | | 133,429 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 133,045 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0906060 | REPAIR/RRF | 1,500 | 06/04/2009 |
| B0902024 | XFOB | 0 | 02/16/2009 |
| 01-0849 | MH MOVE-ON | 0 | 02/07/2001 |
| 01-0853 | ADDITION | 1,000 | 02/07/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2463/1957 | 4/29/2021 | WD | Q | I | 01 | 142,000 |
| GRANTOR: MOUNTAIN ROXANNE | | | | | | |
| GRANTEE: WRIGHT LOUIE T JR | | | | | | |
| 1054/1229 | 5/08/2002 | WD | U | I | 18 | 100 |
| GRANTOR: HENDERSON JULIA T & K | | | | | | |
| GRANTEE: MOUNTAIN ROXANNE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W22 DCK=[YR=2002] N8 W26 S8 E26 $ W26 S24 E12
FSP=[YR=2001] S8 E19 N8 W19 $ E36 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 | 1242 | WD DECK A | 0 | 100 | 6 | 4 | 24.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 21 | 50 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 10 | 7 | 70.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 378 | |

## LAND DESCRIPTION

TOTAL OB/XF 428

| 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 | 000102 | C | SFR/MH | 100 | 0005 | R-2 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 22,500 | | | | | | | |
| 2 | 000102 | C | SFR/MH | 100 | 0005 | R-2 | 25.00 | 125.00 | 25.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 7,500 | | | | | | | |
| 3 | 000102 | C | SFR/MH | 100 | 0005 | R-2 | 50.00 | 125.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 15,000 | | | | | | | |

REVIEW DATE 04/14/2022 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS