BLK 168 LOTS 1 2 3 & 4
TOWN OF HILLIARD

CONNER DEVELOPMENT GROUP
171641 HODGES ROAD
HILLIARD, FL 32046

2024

08-3N-24-2380-0168-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

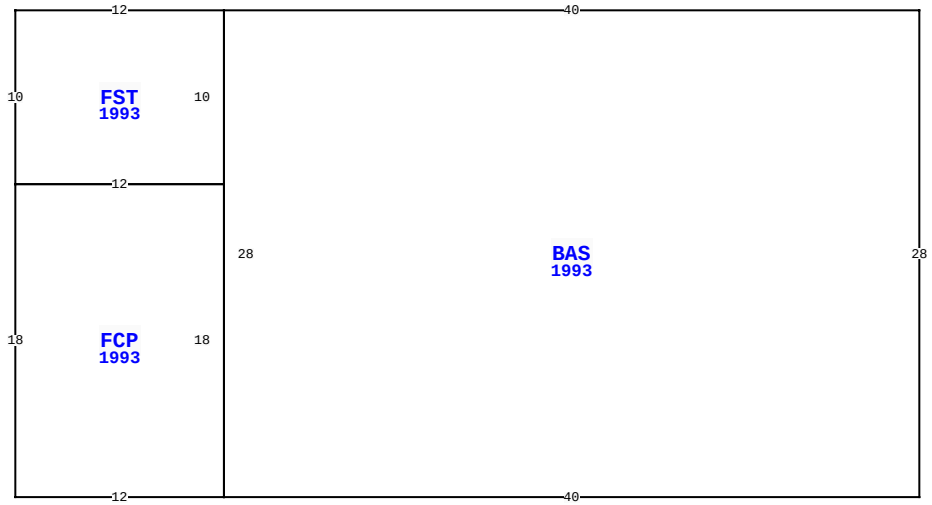
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	101,610
FCP	216	25	54	4,899
FST	120	55	66	5,988
TOTALS	1,456		1,240	112,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,240	144.6900	137.46	170,450	1975	1975	0	0	0	34.00	66.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1120 HX Base Yr



27112 OHIO ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,497
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	142,497
SOH/AGL Deduction	0
ASSESSED VALUE	142,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,497
TOTAL JUST VALUE	142,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/959	7/14/2023	WD	Q	I	01	189,000
GRANTOR: CREWS DAVID KELLY						
GRANTEE: CONNER DEVELOPMENT						
2116/0037	4/17/2017	WD	U	I	11	100
GRANTOR: BURNHAM ETTA FAYE						
GRANTEE: BURNHAM ETTA FAYE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W40 S28 E40 N28 $
FCP=[YR=1993;ORIG=-52,10] S18 E12 N18 W12 $
FST=[YR=1993;ORIG=-40,0] W12 S10 E12 N10 $
.

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

REVIEW DATE 03/15/2024 BY WWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS