

BROWN JOSHUA DERRICK & DIANA MARIE
27427 WEST 1ST AVENUE
HILLIARD, FL 32046

08-3N-24-2380-0168-0050

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

27

PREFIN MTL 60

Exterior Wall

31

HARDIE BRD 40

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 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

3 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

BUD8 Adjustme

03

DIST HI 100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

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

2,516

100

2,516

246,436

FOP

54

30

16

1,567

TOTALS

2,570

2,532

248,003

EXTRA FEATURES

27427 W FIRST AVE, HILLIARD

L N

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

390.00

SF

6.50

6.50

100

1980

1980

3

32.5

824

LAND DESCRIPTION

TOTAL OB/XF

824

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

00006

R-2

200.00

125.00

200.00

FF

1.00

1.00

1.00

300.00

300.00

60,000

REVIEW DATE

02/17/2023

BY

WW

Total Acres:

0.00

Total Land Value:

60,000

Market:

0

Agricultural:

0

Common:

60,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

01002,532116.3712110.55279,913197620000011.4088.60

1 SINGLE FAM - 0% - 2024Heated Area: 2516HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE248,003

TOTAL MARKET OB/XF VALUE824

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE308,827

SOH/AGL Deduction0

ASSESSED VALUE308,827

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE308,827

TOTAL JUST VALUE308,827

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE297,102

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYINST V I I RSN CD SALE PRICE

2660/19718/04/2023WDQI01360,000

GRANTOR: 3 FIVES LLC

GRANTEE: BROWN JOSHUA DERRIC

2579/19737/15/2022WDUI37122,500

GRANTOR: BULLARD CHRISTINE E &

GRANTEE: 3 FIVES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 W10 U8 L8 D8 L8 W40 S6 W4 S20 E4 S6 E15 S2 E21 FOP=[YR=1993] E6 N9 W6 S9\$ N9 E6 S7 E34 N26\$.