BLOCK 170 LOTS 7 THRU 9
TOWN OF HILLIARD

B Y FRANKLIN PROPERTIES INC
P O BOX 878
HILLIARD, FL 32046

2024

08-3N-24-2380-0170-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

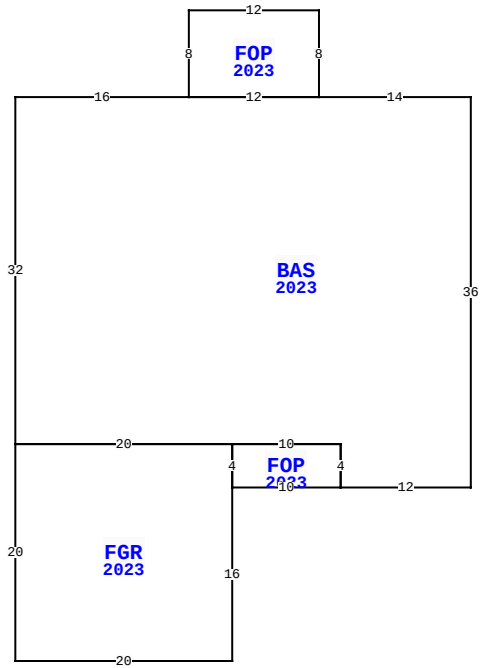
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,392	100	1,392	178,524
FGR	400	55	220	28,215
FOP	40	30	12	1,539
FOP	96	30	29	3,719
TOTALS	1,928		1,653	211,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,653	102.6000	128.25	211,997	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 0% - 2024 Heated Area: 1392 HX Base Yr



27301 W FIRST 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	211,997
TOTAL MARKET OB/XF VALUE	4,880
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	239,377
SOH/AGL Deduction	0
ASSESSED VALUE	239,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,377
TOTAL JUST VALUE	239,377
NCON VALUE	216,877
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220284	XFOB	0	09/14/2022
20220278	NEW CONSTR	0	09/06/2022
20220010	DEMOLITION	0	01/07/2022
20170128	SWIM POOL	0	06/27/2017
01-0846	REPAIR/RRF	1,000	01/22/2001
9810156	H/AC	500	10/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2502/1591	10/05/2021	WD	U	I	37	55,000
GRANTOR: THOMPSON CHRISTOPHER						
GRANTEE: B Y FRANKLIN PROPER						
2502/1590	10/05/2021	WD	U	I	11	100
GRANTOR: THOMPSON BRANDY						
GRANTEE: THOMPSON CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,10] W14 W12 W16 S32 E20 E10 S4 E12 N36 $
FGR=[YR=2023;ORIG=88,42] W20 S20 E20 N16 N4 $
FOP=[YR=2023;ORIG=98,42] W10 S4 E10 N4 $
FOP=[YR=2023;ORIG=96,2] W12 S8 E12 N8 $
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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	0812	CONCRETE C	0	0	0	0	1,220.00	SF	4.00	4.00	100	2024	2023		100	4,880	

LAND DESCRIPTION

TOTAL OB/XF 4,880

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	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 03/29/2023 BY WW Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS