BLOCK 173 LOTS 1 2 & 3
PT OR 1792/1188
1978 FTWD SW/MH

PENSA MARK ANTHONY/HOFFMAN JAMES J
PO BOX 818
HILLIARD, FL 32046

2024

08-3N-24-2380-0173-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

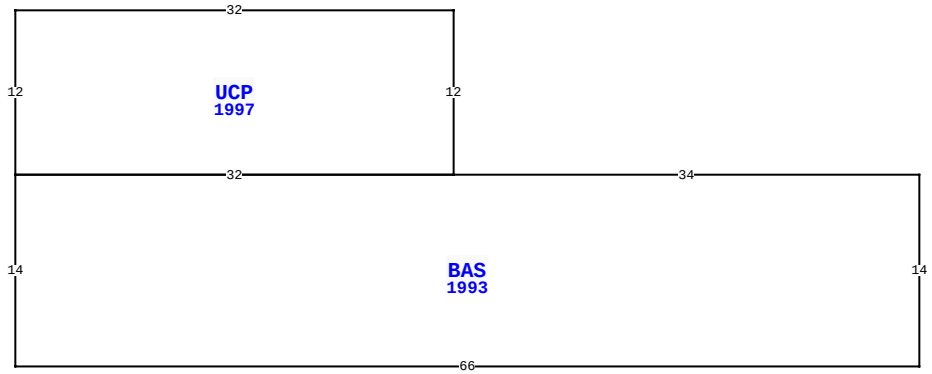
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	16,688
UCP	384	20	77	1,391
TOTALS	1,308		1,001	18,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,001	86.0000	60.20	60,260	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 924 HX Base Yr 2014



27123 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		18,078
TOTAL MARKET OB/XF VALUE		360
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		40,938
SOH/AGL Deduction		18,856
ASSESSED VALUE		22,082
TOTAL EXEMPTION VALUE	HX HB	22,082
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		40,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		39,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1792/1188	5/09/2012	QC	U	I	11	11,000
GRANTOR: HOO SAU CHI SOO						
GRANTEE: HOFFMAN JAMES J & M						
1756/0769	9/20/2011	TX	U	I	11	6,400
GRANTOR: TAX COLLECTOR						
GRANTEE: SOO HOO SAU CHI (NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 UCP=[YR=1997] N12 W32 S12 E32$ W32 S14 E66 N14$.

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	15	12	180.00	SF	10.00	10.00	100	1999	1999	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 360

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	0006	R-2	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS