BLK 173 LOTS 8 9 10 11
OR 2019/1827
TOWN OF HILLIARD

CROY GENE & KATHY
27083 WEST 1ST AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0173-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

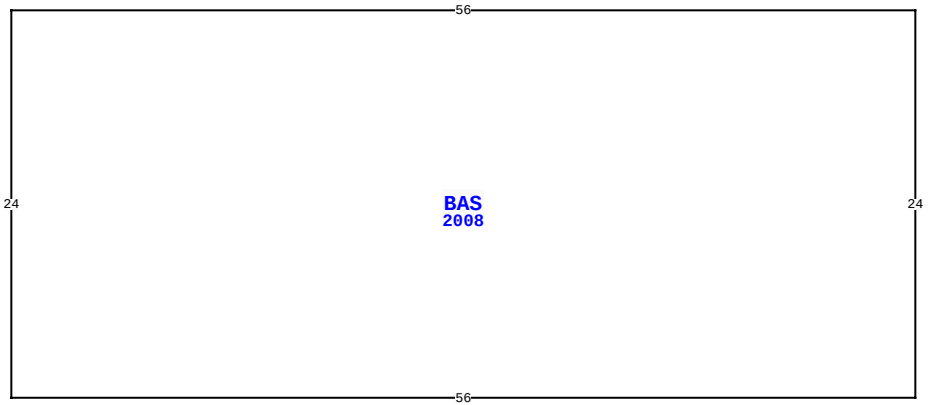
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	17,584
TOTALS	1,344		1,344	17,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	62.3000	43.61	58,612	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



27083 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	17,584
TOTAL MARKET OB/XF VALUE	160
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	47,744
SOH/AGL Deduction	11,403
ASSESSED VALUE	36,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,341
TOTAL JUST VALUE	47,744
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200270	SHED	0	12/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2019/1827	4/10/2015	QC	U	I	11	24,000
GRANTOR: HOFFMAN JAMES						
GRANTEE: CROY GENE & KATHY						
0347/0158	10/01/1981	WD	Q	V		1,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S24 E56 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	0	10	8	80.00	SF	10.00	10.00	100	1995	1995	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 160

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	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 03/15/2021 BY TWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS