BLK 174 LOTS 6,7,8,9,10,11 & 12
TOWN OF HILLIARD WEST PBK 1-23

GUERRA MICHAEL
27023 FIRST AVE W
HILLIARD, FL 32046

2024

08-3N-24-2380-0174-0060

BUILDING CHARACTERISTICS

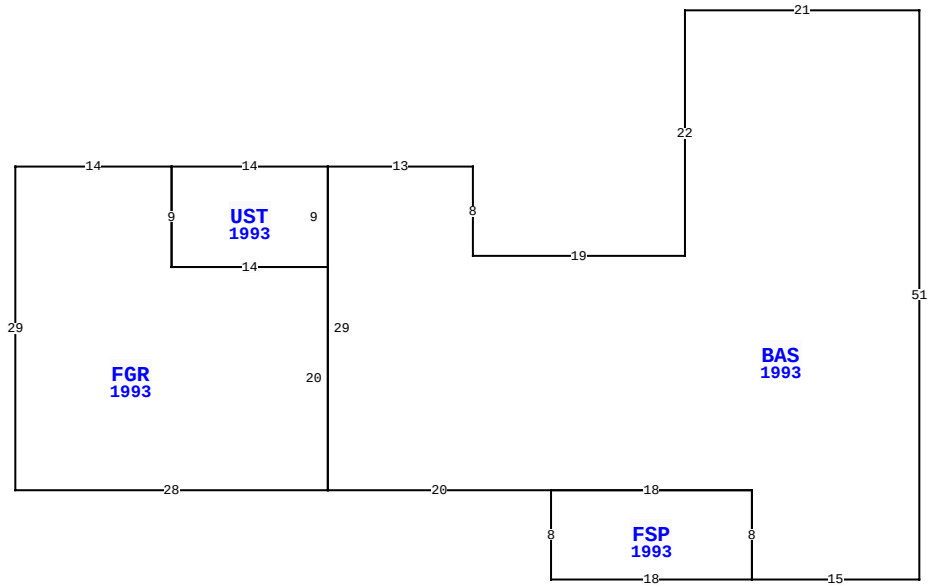
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 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	1,799	100	1,799	117,849
FGR	686	55	377	24,696
FSP	144	40	58	3,800
UST	126	45	57	3,734
TOTALS	2,755		2,291	150,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,291	89.9640	112.46	257,646	1958	1958	0	0	0	41.75	58.25

1 SNGL FAM – 100% - 2022 Heated Area: 1799 HX Base Yr 2022



27023 W FIRST AVE, 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		150,079
TOTAL MARKET OB/XF VALUE		16,833
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		219,412
SOH/AGL Deduction		27,353
ASSESSED VALUE		192,059
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,059
TOTAL JUST VALUE		219,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100031	XFOB	3,706	03/22/2010
9901006	REPAIR/RRF	4,600	01/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2521/1980	12/02/2021	WD	Q	I	01	213,000
GRANTOR: MILLER WARDEN K						
GRANTEE: GUERRA MICHAEL						
1947/1567	11/14/2014	WD	Q	I	02	115,000
GRANTOR: MCKINNON JOHN P & CLA						
GRANTEE: MILLER WARDEN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S22 W19 N8 W13 UST=[YR=1993] W14
FGR=[YR=1993] W14 S29 E28 N20 W14 N9$ S9 E14 N9$ S29 E20
FSP=[YR=1993] S8 E18 N8 W18$ E18 S8 E15 N51$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0812	CONCRETE C	0	100	0	0	1,228.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,596	
3	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1999	1999	3	20	400	
4	0810	CONCRETE A	0	100	0	0	506.00	SF	6.50	6.50	100	2001	2001	3	80	2,631	
5	0510	GARAGE WD-	0	100	16	16	256.00	SF	28.00	28.00	100	2001	2001	3	29	2,079	
6	0820	WOOD WALK	0	100	0	0	1,176.00	SF	11.75	11.75	100	2001	2001	3	40	5,527	
7	0753	UEP	0	100	10	16	160.00	SF	22.00	22.00	100	2014	2014	3	75	2,640	

LAND DESCRIPTION

TOTAL OB/XF 16,833

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	100	0006	R-2	175.00	125.00	175.00	FF		1.00	1.00	1.00	300.00	300.00	52,500							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS