BLK 174 LOTS 13,14 & 15
IN OR 661/788
TOWN OF HILLIARD WEST PBK 1-23

JOHNS JACKIE D & CINDY T
27012 NEW FRONT ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0174-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

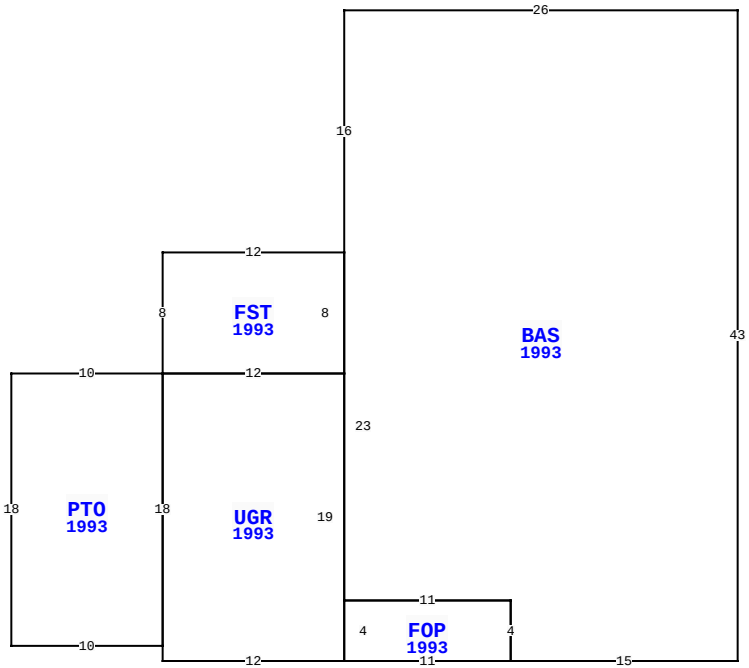
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,074	100	1,074	86,929
FOP	44	30	13	1,052
FST	96	55	53	4,290
PTO	180	5	9	729
UGR	228	45	103	8,337
TOTALS	1,622		1,252	101,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,252	113.9840	108.28	135,567	1978	1988	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 0 Heated Area: 1074 HX Base Yr



27012 NEW FRONT ST, 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		101,336
TOTAL MARKET OB/XF VALUE		1,272
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		125,108
SOH/AGL Deduction		54,713
ASSESSED VALUE		70,395
TOTAL EXEMPTION VALUE	HX HB	45,395
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0661/0788	6/15/1992	WD	U	I	03	35,000
GRANTOR: SECRETARY OF VET AFF						
GRANTEE: JOHNS JACKIE & CIND						
0648/0245	2/06/1992	CT	U	I	14	36,000
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VET AF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S16 FST=[YR=1993] W12 S8 PTO=[YR=1993] W10 S18 E10 UGR=[YR=1993] S1 E12 FOP=[YR=1993] E11 N4 W11 S4$ N19 W12 S18$ N18$ E12 N8$ S23 E11 S4 E15 N43$.

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	0810	CONCRETE A	0	100	26	8	208.00	SF	6.50	6.50	100	1980	1980	3	32.5	439	
2	1242	WD DECK A	0	100	0	0	463.00	SF	7.50	7.50	100	2005	2005	3	24	833	

LAND DESCRIPTION

TOTAL OB/XF 1,272

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

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS