BLK 174 LOTS 22,23 & 24
TOWN OF HILLIARD WEST PBK 1-23
UTIL ESMT IN OR 2402-51

YATES WADE & PAULA MICHELE
27080 VIRGINIA ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0174-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

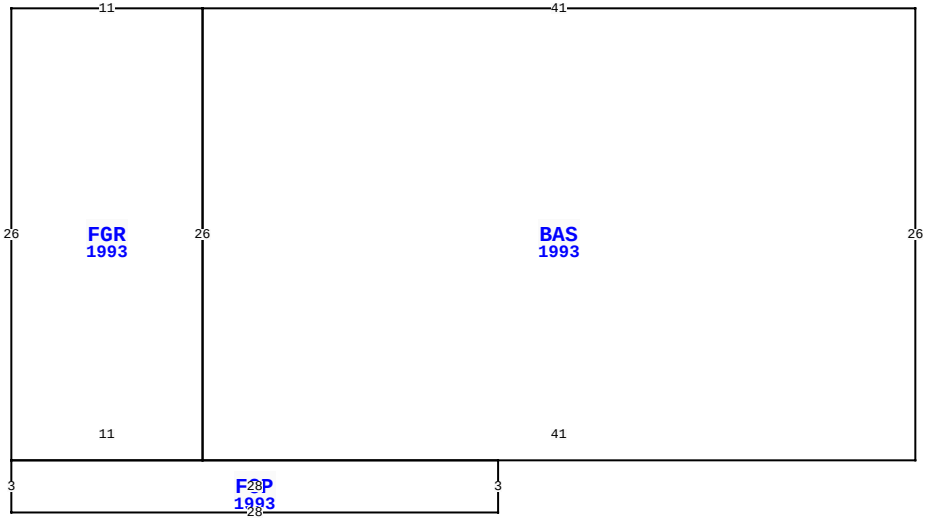
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1,066	130,273
FGR	286	55	157	19,187
FOP	84	30	25	3,055
TOTALS	1,436		1,248	152,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,248	106.8480	133.56	166,683	1977	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 1066 HX Base Yr 2024



27080 VIRGINIA 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		152,515
TOTAL MARKET OB/XF VALUE		860
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		175,875
SOH/AGL Deduction		0
ASSESSED VALUE		175,875
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		120,875
TOTAL JUST VALUE		175,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1078	2/28/2022	WD	Q	I	01	218,000
GRANTOR: MORGAN EDDIE G						
GRANTEE: YATES WADE A & PAUL						
1391/0171	2/22/2006	WD	Q	I		118,000
GRANTOR: WHITTENBURG GABRIEL P						
GRANTEE: MORGAN EDDIE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W11 S26 FOP=[YR=1993] S3 E28N3 W28$ E11 N26$ S26 E41 N26$.

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	8	22	176.00	SF	6.50	6.50	100	1980	1980	3	32.5	372	
2	0940	SHEDS/PORT	0	100	14	12	168.00	SF	13.20	13.20	100	2004	2004	3	22	488	

LAND DESCRIPTION

TOTAL OB/XF 860

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 04/05/2022 BY TWA Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS