BLK 175 LOTS 9,10,11 & 12
IN OR 2341/197
TOWN OF HILLIARD WEST S/D OF

FRANKLIN EMILY A/GUINN CARL D JR
PO BOX 878
HILLIARD, FL 32046

2024

08-3N-24-2380-0175-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

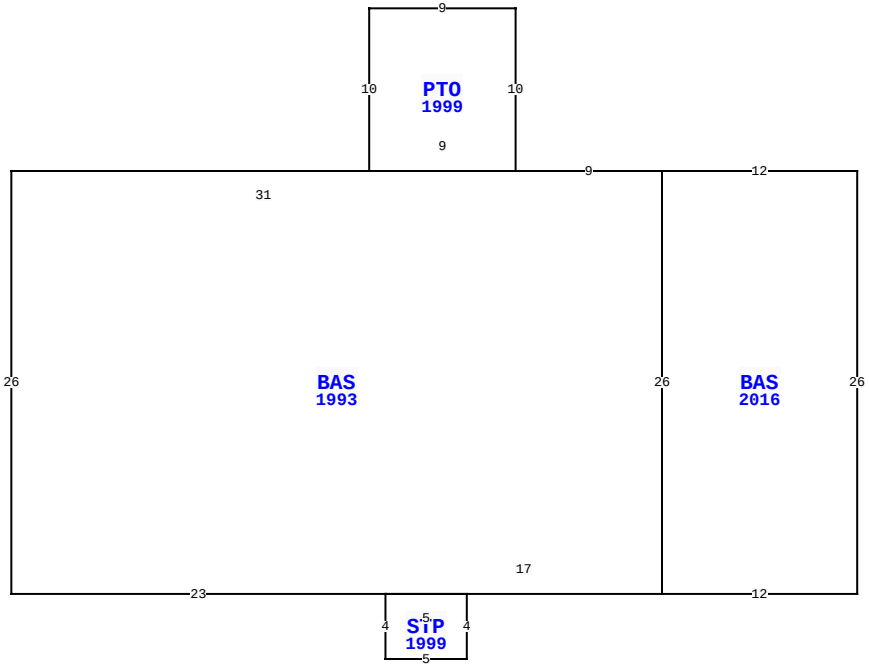
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,040	100	1,040	123,283
BAS	312	100	312	36,984
PTO	90	5	4	474
STP	20	10	2	237
TOTALS	1,462		1,358	160,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,358	148.5432	141.12	191,641	1972	2005	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 1352 HX Base Yr



27013 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	160,978
TOTAL MARKET OB/XF VALUE	1,611
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	192,589
SOH/AGL Deduction	6,141
ASSESSED VALUE	186,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,448
TOTAL JUST VALUE	192,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160046	REMODEL	0	05/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2341/0197	12/13/2019	WD	U	I	11	100
GRANTOR: FRANKLIN EMILY A						
GRANTEE: FRANKLIN EMILY A &						
2043/0147	4/27/2016	SW	U	I	12	33,000
GRANTOR: SAXON ASSET SECURITIE						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 BAS=[YR=1993] W9 PTO=[YR=1999] N10 W9 S10 E9$ W31 S26 E23 STP=[YR=1999] S4 E5 N4 W5$ E17 N26$ S26 E12 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	0	0	0	207.00	SF	6.50	6.50	100	1982	1982	3	38	511	
2	0351	CARPORT MT	0	0	24	20	480.00	SF	6.30	6.30	100	1986	1986	3	20	605	
3	0810	CONCRETE A	0	0	0	0	331.00	SF	6.50	6.50	100	1972	1972	3	23	495	

LAND DESCRIPTION

TOTAL OB/XF 1,611

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	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 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS