

BLK 176 LOTS 8,9,10,11 & 12
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

OSWALD BRITTANY KAY & JONAH S
27079 NEW FRONT ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0176-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

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	1,414	100	1,414	171,801
FGR	420	55	231	28,067
FOP	16	30	5	608
FOP	24	30	7	851
TOTALS	1,874		1,657	201,326

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0811	CONCRETE B	0 100	0	0	811.00	SF	5.20	5.20	100	2024	2023	100

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100	0006	R-2	125.00	125.00	125.00	FF		1.00	1.00

REVIEW DATE 04/04/2023 BY WW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,657	97.2000	121.50	201,326	2023	2023	0	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2024 Heated Area: 1414 HX Base Yr 2024													

27079 NEW FRONT ST, HILLIARD					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
811.00	SF	5.20	5.20	100	2024	2023		100	4,217		

TOTAL OB/XF													
4,217													

Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		201,326	
TOTAL MARKET OB/XF VALUE		4,217	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		243,043	
SOH/AGL Deduction		8,362	
ASSESSED VALUE		234,681	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		184,681	
TOTAL JUST VALUE		243,043	
NCON VALUE		205,543	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		37,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220004	NEW CONSTR	0	01/04/2022
20210260	XFOB	0	12/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1558	1/25/2023	WD	Q	I	02	260,000
GRANTOR: WJHFL LLC						
GRANTEE: OSWALD BRITTANY KAY						
2523/1643	12/20/2021	WD	U	V	11	100
GRANTOR: COASTLAND GROUP LLC						
GRANTEE: WJHFL LLC						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=100,10] W20 W6 W11 S50 E12 N4 E4 N16 E21 N30 \$													
FOP=[YR=2023;ORIG=79,56] W4 S4 E4 N4 \$													
FOP=[YR=2023;ORIG=80,6] W6 S4 E6 N4 \$													
FGR=[YR=2023;ORIG=100,40] W21 S16 S4 E21 N20 \$													

Common: 37,500 PRINTED 08/06/2024 BY SYS