BLOCK 179 LOTS 5 THRU 8
TOWN OF HILLIARD
UTIL ESMT IN OR 2466-176

NELSON PAULA A & JUAN L
27303 NEW FRONT ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0179-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

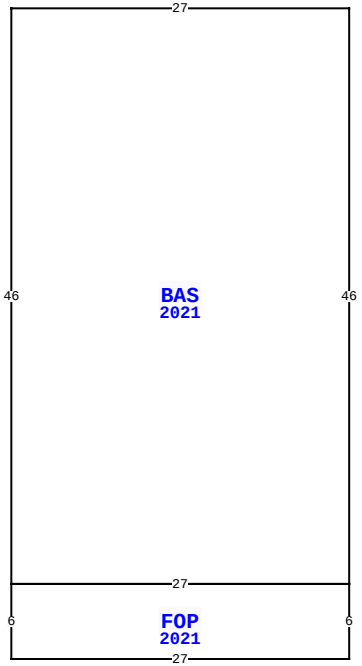
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,242	100	1,242	158,466
FOP	162	30	49	6,252
TOTALS	1,404		1,291	164,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,291	102.5856	128.23	165,545	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 1242 HX Base Yr 2022



27303 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		164,717
TOTAL MARKET OB/XF VALUE		5,403
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		200,120
SOH/AGL Deduction		24,446
ASSESSED VALUE		175,674
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,674
TOTAL JUST VALUE		200,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210089	CO ISSUED	0	08/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2496/1539	9/14/2021	WD	Q	I	01	216,500
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: NELSON PAULA A & JU						
2435/0086	2/12/2021	WD	Q	I	05	55,600
GRANTOR: GIOVANNI PATRICK						
GRANTEE: INTACT CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 S46 FOP=[YR=2021] S6 E27 N6 W27$ E27 N46$.

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	0811	CONCRETE B	0	100	0	0	876.00	SF	5.20	5.20	100	2021	2021	3	99	4,510	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2021	2021	3	93	893	

LAND DESCRIPTION

TOTAL OB/XF 5,403

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 07/22/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS