BLK 193 LOTS 1 THRU 8
IN OR 1739/1139
TOWN OF HILLIARD WEST S/D OF

HUNTER VICKIE LEE
27470 KENTUCKY ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0193-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

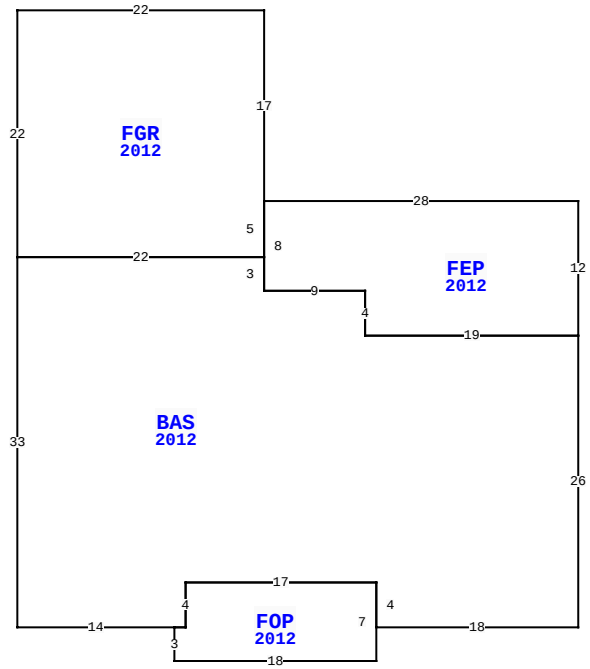
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1,422	156,353
FEP	300	80	240	26,389
FGR	484	55	266	29,248
FOP	122	30	37	4,068
TOTALS	2,328		1,965	216,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	121.8336	115.74	227,429	2012	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1422 HX Base Yr 2013



27470 KENTUCKY 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		216,058
TOTAL MARKET OB/XF VALUE		6,495
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		282,553
SOH/AGL Deduction		132,138
ASSESSED VALUE		150,415
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,415
TOTAL JUST VALUE		282,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110242	NEW CONSTR	0	10/13/2011
20110236	NEW CONSTR	0	10/05/2011
20110237	H/AC	0	10/05/2011
20110235	CO	79,890	10/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1739/1139	5/16/2011	WD	Q	V	02	25,000
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: HUNTER VICKIE LEE						
1694/1249	7/28/2010	QC	U	V	11	101,500
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: FRANKLIN MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2012] W28 FGR=[YR=2012] N17 W22 S22 BAS=[YR=2012] S33 E14 FOP=[YR=2012] S3 E18 N7 W17 S4 W1$ E1 N4 E17 S4 E18 N26 W19 N4 W9 N3 W22$ E22 N5$ S8 E9 S4 E19 N12$.

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
2	0812	CONCRETE C	0	100	0	0	1,746.00	SF	4.00	4.00	100	2012	2012	3	93	6,495	

LAND DESCRIPTION

TOTAL OB/XF 6,495

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	000102	C	SFR/MH	100	0006	R-2	200.00	125.00	200.00	FF		1.00	1.00	1.00	300.00	300.00	60,000							

REVIEW DATE 05/16/2024 BY WWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS