BLK 195 LOTS 9,10,11,12,13,14,
15 & 16 IN OR 1388/340 &
OR 1714/383

AVINGER EVERHART C & JONIE G
27034 WEST 10TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0195-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

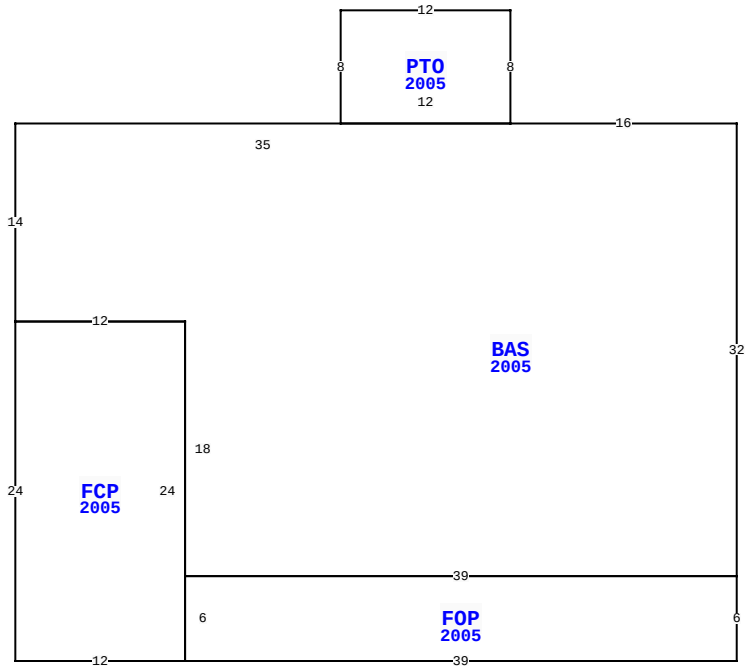
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,416	100	1,416	140,615
FCP	288	25	72	7,150
FOP	234	30	70	6,951
PTO	96	5	5	497
TOTALS	2,034		1,563	155,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,563	114.2400	108.53	169,632	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1416 HX Base Yr 2006



27034 W TENTH AVE, 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		155,213
TOTAL MARKET OB/XF VALUE		6,918
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		222,131
SOH/AGL Deduction		112,044
ASSESSED VALUE		110,087
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,087
TOTAL JUST VALUE		222,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220039	REPAIR/RRF	0	02/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/0340	2/09/2006	WD	U	I	07	100
GRANTOR: CAIN CONSTRUCTION COM						
GRANTEE: AVINGER EVERHART &						
1351/1971	9/22/2005	WD	Q	I		116,000
GRANTOR: CAIN CONSTRUCTION COM						
GRANTEE: AVINGER EVERHART C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N8 W12 S8 E12$ W35 S14
FCP=[YR=2005] S24 E12 FOP=[YR=2005] E39 N6 W39 S6$ N24 W12 $
E12 S18 E39 N32$.

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	0	0	336.00	SF	6.50	6.50	100	2005	2005	3	86	1,878	
2	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2005	2005	3	40	5,040	

LAND DESCRIPTION

TOTAL OB/XF 6,918

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							
2	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS