BLK 196 LOTS 21 THRU 24
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

GOMEZ NESTOR & MYRNA E
27494 KENTUCKY STREET
HILLIARD, FL 32046

2024

08-3N-24-2380-0196-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	01	Quality Level 01

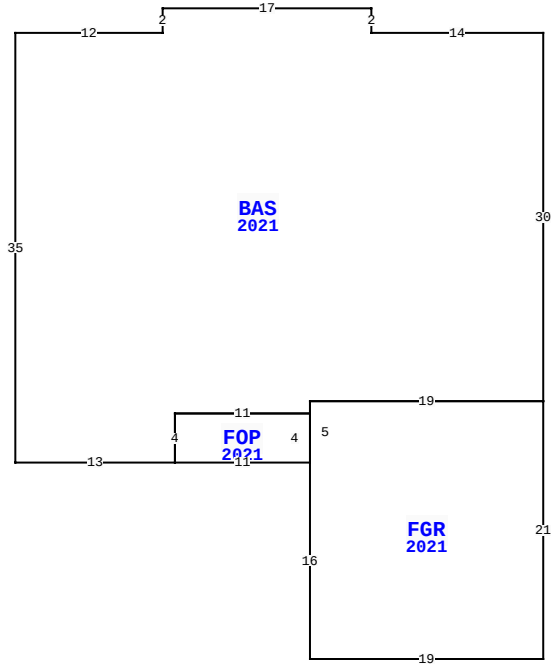
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	180,401
FGR	399	55	219	28,220
FOP	44	30	13	1,675
TOTALS	1,843		1,632	210,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,632	104.6520	130.82	213,498	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 1400 HX Base Yr 2023



27494 KENTUCKY ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/28/2020 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,296
TOTAL MARKET OB/XF VALUE		3,140
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		243,436
SOH/AGL Deduction		25,433
ASSESSED VALUE		218,003
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,003
TOTAL JUST VALUE		243,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
??????	CO ISSUED	0	01/04/2021
20200280	CULVERT	0	01/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2549/0036	3/23/2022	WD	Q	I	01	292,000
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: GOMEZ NESTER & MYRN						
1694/1249	7/28/2010	QC	U	V	11	101,500
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: FRANKLIN MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 N2 W17 S2 W12 S35 E13 FOP=[YR=2021] E11
FGR=[YR=2021] S16 E19 N21 W19 S5$ N4 W11 S4$ N4 E11 N1 E19
N30$.

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	488.00	SF	6.50	6.50	100	2021	2021	3	99	3,140	

LAND DESCRIPTION

TOTAL OB/XF 3,140

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	000115	C	SFR ACRES	100		R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 03/15/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS