

BLK 197 LOTS 9 THRU 12
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

WHITAKER ANDREW JOHN & SHERRI ANNE
27589 GEORGIA STREET
HILLIARD, FL 32046

2024

08-3N-24-2380-0197-0090



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	13	LVT/LAMMT 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

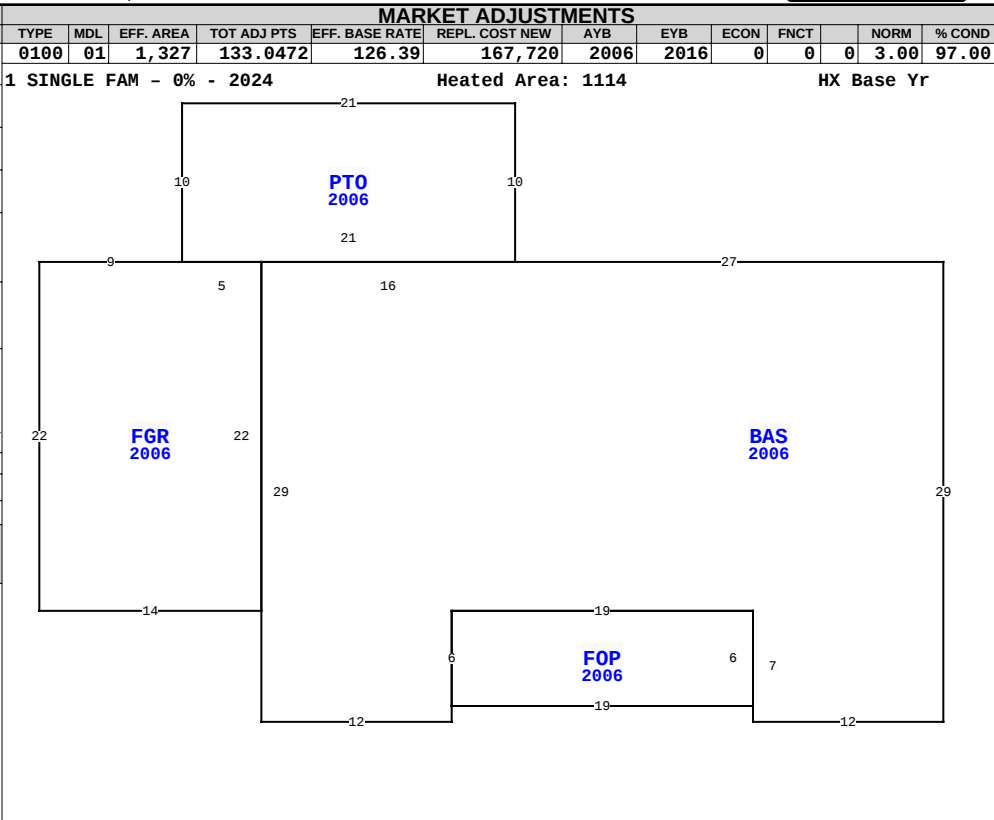
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,114	100	1,114	136,574
FGR	308	55	169	20,719
FOP	114	30	34	4,168
PTO	210	5	10	1,226

TOTALS	1,746	1,327	162,688
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	798.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0005	R-2	100.00	125.00	100.00



27521 KENTUCKY ST, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
									3,610

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		162,688	
TOTAL MARKET OB/XF VALUE		3,610	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		196,298	
SOH/AGL Deduction		0	
ASSESSED VALUE		196,298	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		196,298	
TOTAL JUST VALUE		196,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,014	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0605078	CO ISSUED	55,092	10/17/2006
0605078	NEW CONSTR	55,092	10/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/448	11/29/2023	QC	U	I	11	100
GRANTOR: WHITAKER ANDREW JOHN						
GRANTEE: WHITAKER ANDREW JOH						
2405/0198	10/14/2020	WD	Q	I	02	187,500
GRANTOR: HACKNEY ELIZABETH						
GRANTEE: WHITAKER ANDREW JOH						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W27 PT0=[YR=2006] N10 W21 S10 FGR=[YR=2006] W9 S22 E14 N22 W5\$ E21\$ W16 S29 E12 N1 FOP=[YR=2006] E19 N6 W19 S6\$ N6 E19 S7 E12 N29\$.									