BLK 197 LOTS 13 THRU 16
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

ROERIG JUSTIN
27150 TENTH AVE W
HILLIARD, FL 32046

2024

08-3N-24-2380-0197-0130

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	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	06	Quality Level 06

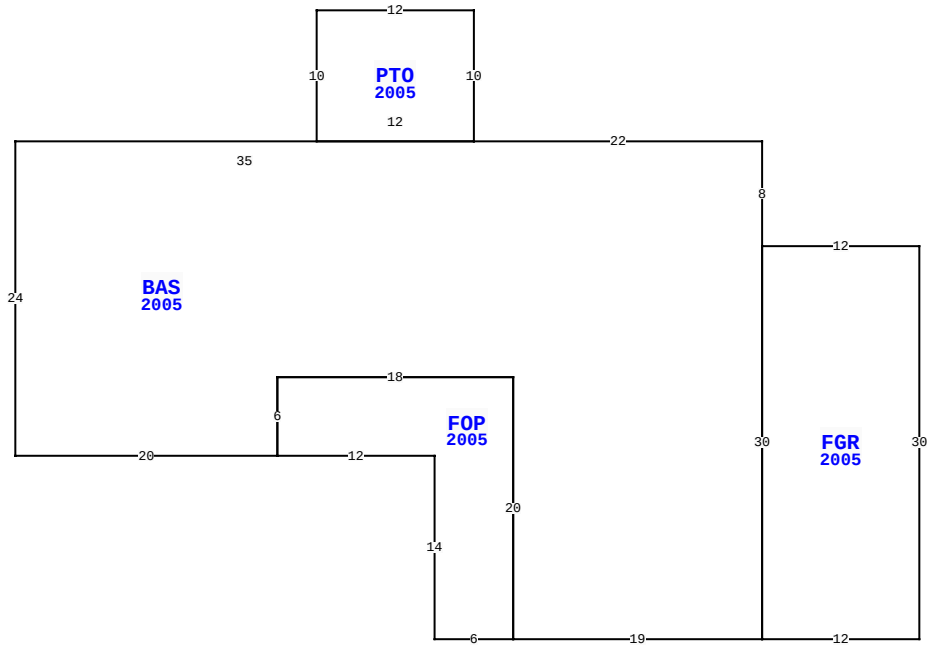
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1,526	169,174
FGR	360	55	198	21,951
FOP	192	30	58	6,430
PTO	120	5	6	665
TOTALS	2,198		1,788	198,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,788	127.5350	121.16	216,634	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1526 HX Base Yr 2024



27150 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		198,220
TOTAL MARKET OB/XF VALUE		12,167
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		240,387
SOH/AGL Deduction		0
ASSESSED VALUE		240,387
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,387
TOTAL JUST VALUE		240,387
NCON VALUE		8,428
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0508276	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1659	5/30/2023	WD	Q	I	01	307,400
GRANTOR: WARD RACHEL						
GRANTEE: ROERIG JUSTIN						
2464/1620	5/24/2021	WD	U	I	11	100
GRANTOR: HEATON LAURIE MAE						
GRANTEE: WARD RACHEL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W12 BAS=[YR=2005] N8 W22 PTO=[YR=2005] N10 W12 S10 E12 $ W35 S24 E20 FOP=[YR=2005] E12 S14 E6 N20 W18 S6 $ N6 E18 S20 E19 N30 $ S30 E12 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	0811	CONCRETE B	0	100	0	0	836.00	SF	5.20	5.20	100	2005	2005	3	86	3,739	
2	0476	VF 6 SBPL	0	100	0	0	254.00	LF	32.00	32.00	100	2024	2023		100	8,128	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,167

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 03/08/2024 BY WWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS