BLK 198 LOTS 13 THRU 19
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

RODEFFER JOE D
27222 WEST TENTH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0198-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

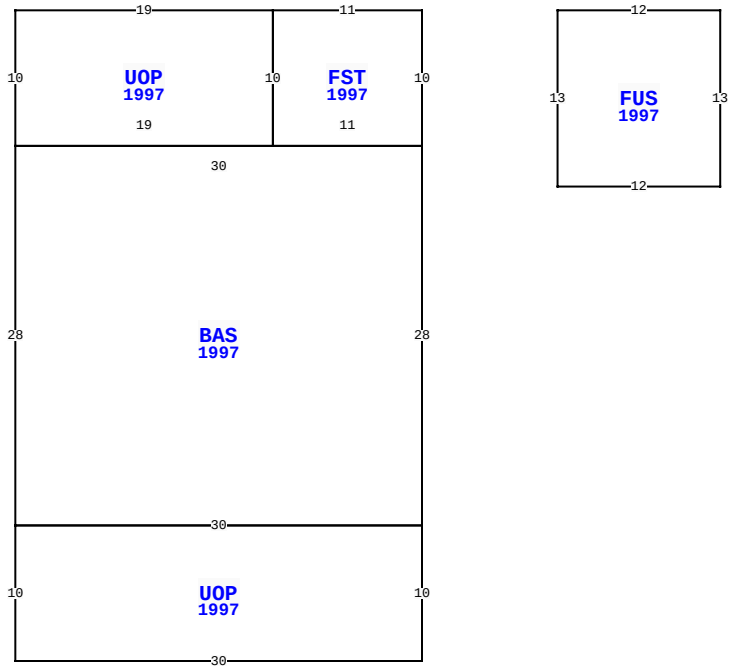
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	106,368
FST	110	55	60	7,598
FUS	156	100	156	19,754
UOP	190	20	38	4,812
UOP	300	20	60	7,598
TOTALS	1,596		1,154	146,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,154	153.2124	145.55	167,965	1997	1997	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2024 Heated Area: 996 HX Base Yr 2024



27222 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		146,130
TOTAL MARKET OB/XF VALUE		4,503
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		203,133
SOH/AGL Deduction		38,772
ASSESSED VALUE		164,361
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,361
TOTAL JUST VALUE		203,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210276	XFOB	0	12/17/2021
20170192	REMODEL	0	11/03/2017
20100012	ELEC OTHER	0	05/06/2010
20100044	MECH OTHER	6,210	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0282	12/17/2021	WD	Q	I	01	227,500
GRANTOR: KAY MICHELLE S CHRIST						
GRANTEE: RODEFFER JOE D						
2488/1470	8/16/2021	FJ	U	I	11	0
GRANTOR: CHRISTENSEN LAVONNE M						
GRANTEE: KAY MICHELLE S CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1997] W11 UOP=[YR=1997] W19 S10 BAS=[YR=1997] S28 UOP=[YR=1997] S10 E30 N10 W30$ E30 N28 W30$ E19 N10$ S10 E11 N10$ PTR=E10 FUS=[YR=1997] E12 S13 W12 N13$ W10$.

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	0812	CONCRETE C	0	100	0	0	1,462.00	SF	4.00	4.00	100	1999	1999	3	77	4,503	

LAND DESCRIPTION

TOTAL OB/XF 4,503

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	175.00	125.00	175.00	FF		1.00	1.00	1.00	300.00	300.00	52,500							

REVIEW DATE 04/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS