BLK 198 LOTS 20 THRU 24
IN OR 1965/29
TOWN OF HILLIARD WEST S/D OF

MAINOR CHARLENE
P O BOX 63
HILLIARD, FL 32046

2024

08-3N-24-2380-0198-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

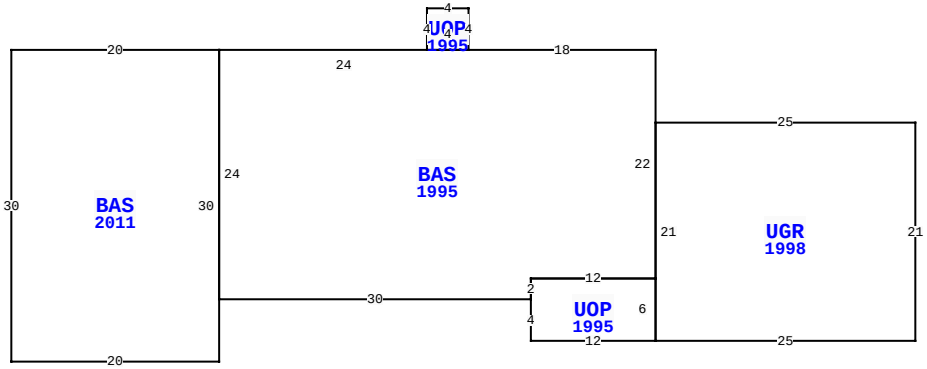
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	89,296
BAS	600	100	600	54,449
UGR	525	45	236	21,417
UOP	16	20	3	272
UOP	72	20	14	1,270
TOTALS	2,197		1,837	166,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,837	104.0000	98.80	181,496	1995	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 1997 Heated Area: 1584 HX Base Yr 1997



27250 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		166,704
TOTAL MARKET OB/XF VALUE		4,670
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		208,874
SOH/AGL Deduction		93,348
ASSESSED VALUE		115,526
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,526
TOTAL JUST VALUE		208,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160108	REPAIR/RRF	0	07/25/2016
9804064	XFOB	1,200	04/27/1998
9510135	NEW CONSTR	0	12/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/0029	2/10/2015	QC	U	I	11	100
GRANTOR: MAINOR SAMUEL & CHARL						
GRANTEE: MAINOR CHARLENE						
0729/1948	5/19/1995	WD	Q	V		3,000
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: MAINOR SAMUEL & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W18 UOP=[YR=1995] N4 W4 S4 E4$ W24
BAS=[YR=2011] W20 S30 E20 N30$ S24 E30 UOP=[YR=1995] S4 E12
UGR=[YR=1998] E25 N21 W25 S21$ N6 W12 S2$ N2 E12 N22$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1996	1996	3	20	322	
2	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	1996	1996	3	20	400	
3	0812	CONCRETE C	0	100	0	0	1,316.00	SF	4.00	4.00	100	1998	1998	3	75	3,948	

LAND DESCRIPTION

TOTAL OB/XF 4,670

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	25.00	125.00	25.00	FF		1.00	1.00	1.00	300.00	300.00	7,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/06/2024 BY SYS