BLK 199 LOTS 7 THRU 12
IN OR 1694/1249
TOWN OF HILLIARD WEST S/D OF

FRANKLIN MICHAEL & VICKIE
PO BOX 1107
HILLIARD, FL 32046

2024

08-3N-24-2380-0199-0070

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	08	SHT VINYL 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	02	Quality Level 02

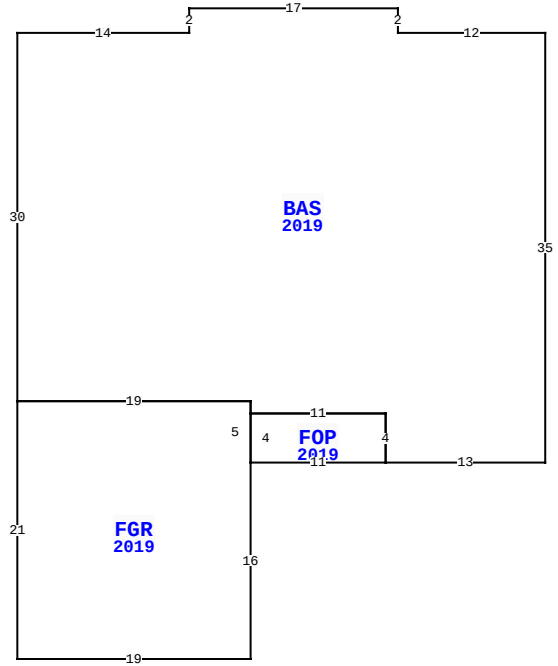
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	184,226
FGR	399	55	219	28,819
FOP	44	30	13	1,711
TOTALS	1,843		1,632	214,755

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	108.5280	135.66	221,397	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 1400 HX Base Yr



27479 IOWA ST, HILLIARD

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	214,755
TOTAL MARKET OB/XF VALUE	3,103
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	262,858
SOH/AGL Deduction	34,948
ASSESSED VALUE	227,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,910
TOTAL JUST VALUE	262,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
201911	H/AC	0	01/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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=2019] W12 N2 W17 S2 W14 S30 FGR=[YR=2019] S21 E19 N16
FOP=[YR=2019] E11 N4 W11 S4$ N5 W19$ E19 S1 E11 S4 E13 N35$.

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	0	0	0	609.00	SF	5.20	5.20	100	2019	2019	3	98	3,103	

LAND DESCRIPTION

TOTAL OB/XF 3,103

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	0	0005	R-2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 03/17/2020 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS