BLK 200 LOTS 7 THRU 12
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

WOLLITZ GABRIEL JUSTIN
27359 W 11 AVENUE
HILLIARD, FL 32046

2024

08-3N-24-2380-0200-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

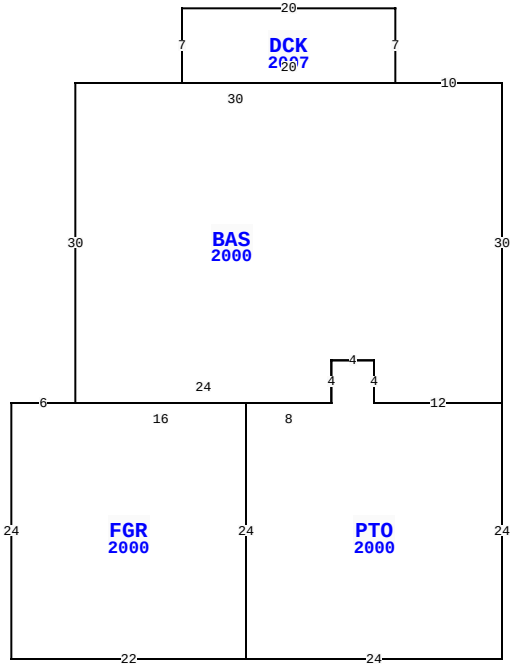
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,184	100	1,184	112,734
DCK	140	10	14	1,333
FGR	528	55	290	27,612
PTO	592	5	30	2,857
TOTALS	2,444		1,518	144,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	117.7080	111.82	169,743	2000	2000	0	0	0	14.85	85.15

1 SINGLE FAM – 0% - 0 Heated Area: 1184 HX Base Yr



27359 W ELEVENTH AVE, HILLIARD

BLD DATE	01/29/2008 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	144,536
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	189,536
SOH/AGL Deduction	6,731
ASSESSED VALUE	182,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,805
TOTAL JUST VALUE	189,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2714/568	5/28/2024	WD	Q	I	01	297,000
GRANTOR: FRANKLIN MICHAEL C						
GRANTEE: WOLLITZ GABRIEL JUS						
1889/1613	11/18/2013	SW	U	I	12	70,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FRANKLIN MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W10 DCK=[YR=2007] N7 W20 S7 E20 $ W30 S30
FGR=[YR=2000] W6 S24 E22 PTO=[YR=2000] E24 N24 W12 N4 W4 S4
W8 S24 $ N24 W16 $ E24 N4 E4 S4 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS