BLK 200 LOTS 13 THRU 18
IN OR 981/915
TOWN OF HILLIARD WEST S/D OF

HAMLIN JOSEPH DAVID
27357 WEST 10TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0200-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

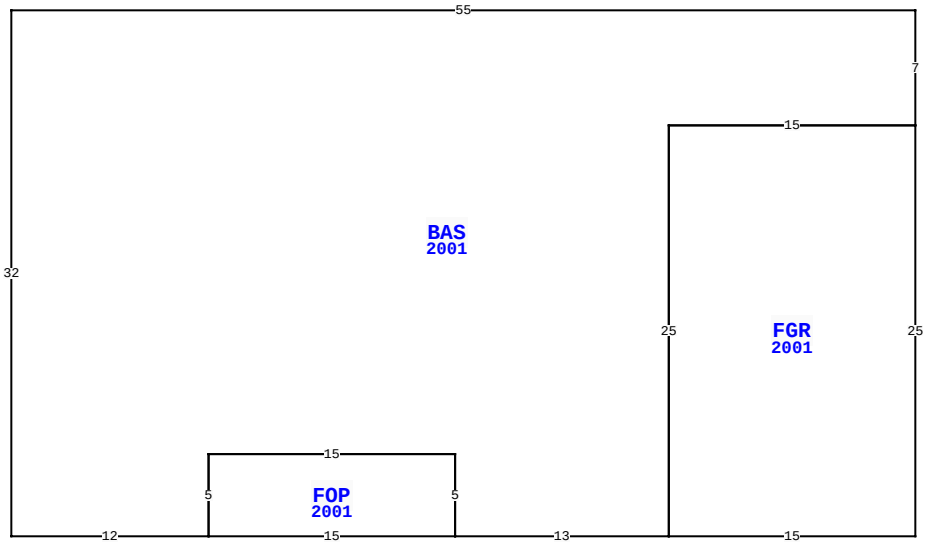
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100	1,310	122,566
FGR	375	55	206	19,274
FOP	75	30	22	2,058
TOTALS	1,760		1,538	143,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,538	111.7920	106.20	163,336	2001	2001	0	0	0	11.90	88.10

1 SINGLE FAM – 100% - 2022 Heated Area: 1310 HX Base Yr 2022



27357 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		143,899
TOTAL MARKET OB/XF VALUE		4,750
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		193,649
SOH/AGL Deduction		21,219
ASSESSED VALUE		172,430
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		117,430
TOTAL JUST VALUE		193,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2378/0168	7/21/2020	FJ	U	I	11	0
GRANTOR: HAMLIN BETTY J EST						
GRANTEE: HAMLIN JOSEPH D						
2366/0806	6/05/2020	FJ	U	I	11	0
GRANTOR: HAMLIN BETTY JOYCE ES						
GRANTEE: HAMLIN JOSEPH DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W55 S32 E12 FOP=[YR=2001] E15 N5 W15 S5$ N5 E15 S5 E13 FGR=[YR=2001] E15 N25 W15 S25$ N25 E15 N7$.

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	738.00	SF	5.20	5.20	100	2001	2001	3	80	3,070	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2002	2002	3	20	600	
3	0756	FEP	0	100	20	10	200.00	SF	27.00	27.00	100	2002	2002	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 4,750

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	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