BLK 201 LOTS 1 THRU 4
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

KELLY NINA MARIE/COLE TINA MARIE
27459 WEST 11TH AV
HILLIARD, FL 32046

2024

08-3N-24-2380-0201-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

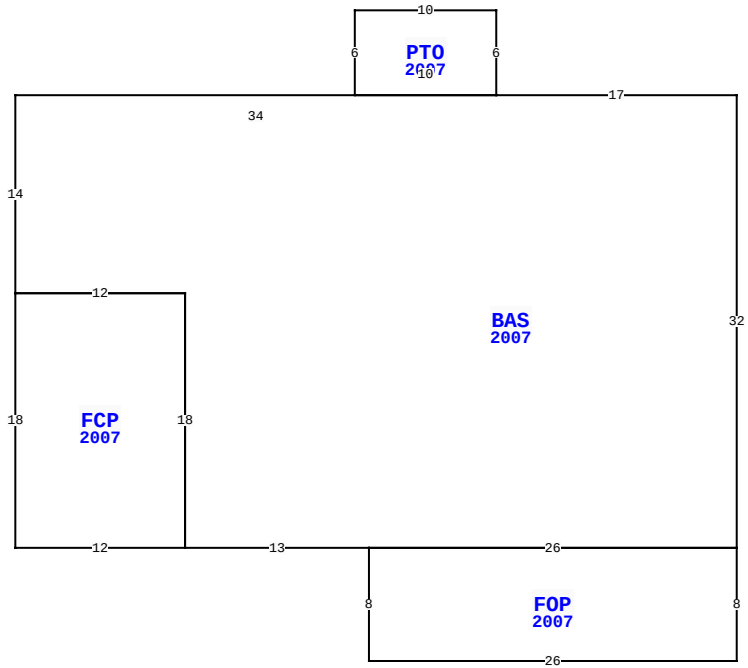
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,416	100	1,416	161,875
FCP	216	25	54	6,174
FOP	208	30	62	7,088
PTO	60	5	3	343
TOTALS	1,900		1,535	175,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,535	123.4200	117.25	179,979	2007	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 50% - 2024 Heated Area: 1416 HX Base Yr 2024



27459 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		175,480
TOTAL MARKET OB/XF VALUE		2,471
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		207,951
SOH/AGL Deduction		0
ASSESSED VALUE		207,951
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		157,951
TOTAL JUST VALUE		207,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C061149	CO ISSUED	0	01/01/2007
061149	NEW CONSTR	0	01/01/2007
061148	NEW CONSTR	0	11/06/2006
061150	OTHER	0	11/06/2006
061151	OTHER	0	11/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2636/884	4/22/2023	LE	U	I	11	100
GRANTOR: HENDRICKSON ISABELLE						
GRANTEE: KELLY NINA MARIE						
2374/0632	7/07/2020	WD	Q	I	02	190,000
GRANTOR: HOBBS AMANDA S FKA AM						
GRANTEE: HENDRICKSON ISABELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 PTO=[YR=2007] N6 W10 S6 E10$ W34 S14 FCP=[YR=2007] S18 E12 N18 W12$ E12 S18 E13 FOP=[YR=2007] S8 E26 N8 W26$ E26 N32$.

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	50	45	12	540.00	SF	5.20	5.20	100	2007	2007	3	88	2,471	

LAND DESCRIPTION

TOTAL OB/XF 2,471

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	50	0005	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 07/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS