BLK 201 LOTS 5 THRU 8
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

VACHER BONNIE F
27435 W ELEVENTH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0201-0050

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 70
Interior Floo	11	CLAY TILE 30
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

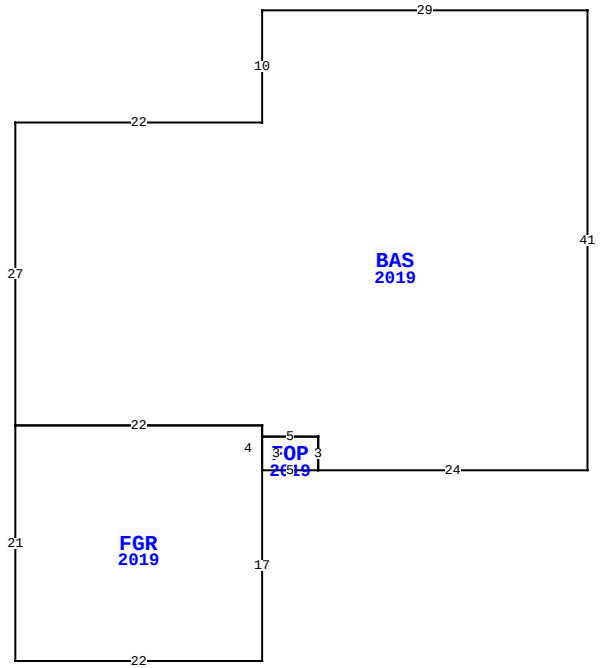
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	225,329
FGR	462	55	254	32,372
FOP	15	30	4	510
TOTALS	2,245		2,026	258,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,026	105.1099	131.39	266,196	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 1768 HX Base Yr 2020



27435 W ELEVENTH 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		258,210
TOTAL MARKET OB/XF VALUE		7,048
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		295,258
SOH/AGL Deduction		89,333
ASSESSED VALUE		205,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,925
TOTAL JUST VALUE		295,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180194	NEW CONSTR	0	09/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/1078	8/01/2019	WD	Q	I	01	194,900
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: VACHER BONNIE F						
2205/0242	6/21/2018	WD	U	I	37	10,000
GRANTOR: HOBBS MICHAEL C & AMA						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 S10 W22 S27 FGR=[YR=2019] S21 E22 N17
FOP=[YR=2019] E5 N3 W5 S3$ N4 W22$ E22 S1 E5 S3 E24 N41$.

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	0812	CONCRETE C	0	100	0	0	1,798.00	SF	4.00	4.00	100	2019	2019	3	98	7,048	

LAND DESCRIPTION

TOTAL OB/XF 7,048

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	100	0005	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 03/17/2020 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS