BLK 201 LOTS 9 THRU 12
TOWN OF HILLIARD WEST S/D
OF SEC 8-3N-24E PBK 1/17

SOWELL CRAIG AUSTIN C & COURTNEY H
27411 W 11TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0201-0090

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

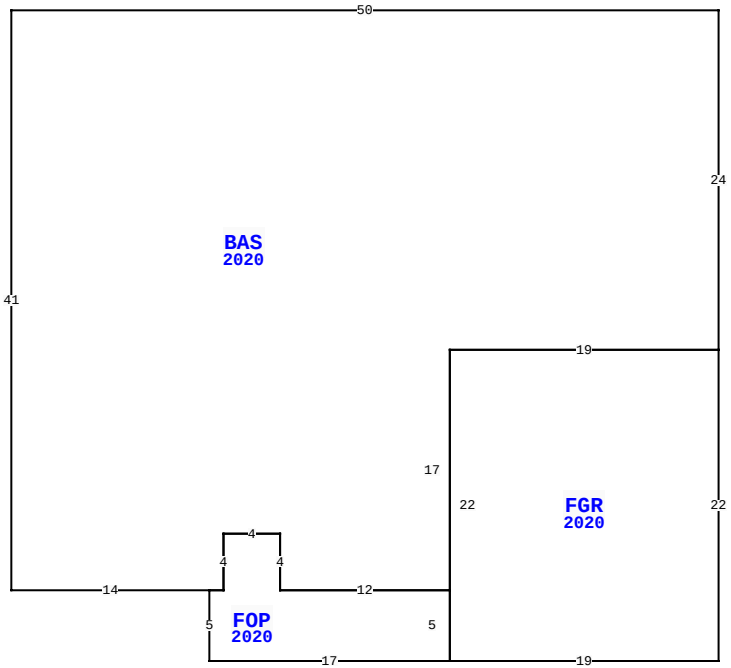
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	06
NEIGHBORHOOD/LOC	6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	240,941
FGR	418	55	230	32,388
FOP	101	30	30	4,225
TOTALS	2,230		1,971	277,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,971	115.2480	144.06	283,942	2020	2020	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2022 Heated Area: 1711 HX Base Yr 2022



27411 W 11TH AV, 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		277,553
TOTAL MARKET OB/XF VALUE		4,530
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		312,083
SOH/AGL Deduction		77,204
ASSESSED VALUE		234,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,879
TOTAL JUST VALUE		312,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200028	CO ISSUED	0	01/11/2021
20200028	NEW CONSTR	0	02/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/1953	5/02/2024	WD	Q	I	01	365,000
GRANTOR: WATKINS LUKE R & MIKA						
GRANTEE: SOWELL CRAIG AUSTIN						
2438/1610	3/02/2021	WD	Q	I	01	265,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: WATKINS LUKE R & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S41 E14 FOP=[YR=2020] S5 E17 FGR=[YR=2020] E19 N22 W19 S22$ N5 W12 N4 W4 S4 W1$ E1 N4 E4 S4 E12 N17 E19 N24$.

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	880.00	SF	5.20	5.20	100	2021	2021	3	99	4,530	

LAND DESCRIPTION

TOTAL OB/XF 4,530

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 10/13/2020 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS