BLK 201 LOTS 20 THRU 24
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

COLE ERNEST LEE JR & DANA R
27474 W 10TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0201-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

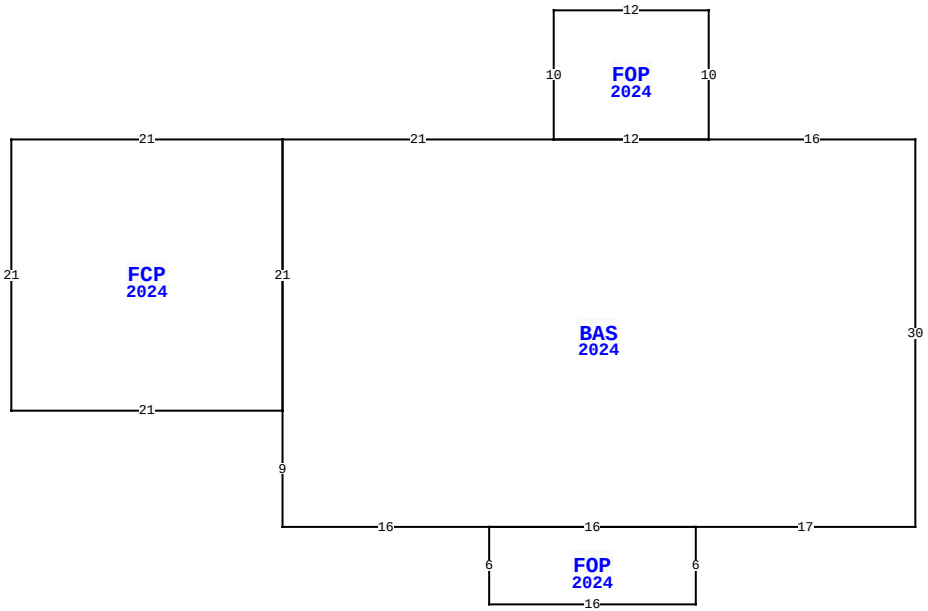
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	1,470	100	1,470	192,305
FCP	441	25	110	14,390
FOP	96	30	29	3,794
FOP	120	30	36	4,710
TOTALS	2,127		1,645	215,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,645	104.6520	130.82	215,199	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1470 HX Base Yr



27474 W 10TH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	215,199
TOTAL MARKET OB/XF VALUE	4,342
TOTAL LAND VALUE - MARKET	33,750
TOTAL MARKET VALUE	253,291
SOH/AGL Deduction	0
ASSESSED VALUE	253,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,291
TOTAL JUST VALUE	253,291
NCON VALUE	219,541
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220328	CO ISSUED		08/25/2023
20220328			02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2687/420	12/18/2023	WD	Q	I	01	330,000
GRANTOR: LOYD DOUGLAS R						
GRANTEE: COLE ERNEST LEE JR						
2591/1123	9/16/2022	WD	Q	V	01	31,500
GRANTOR: ROY MITZI MARIE						
GRANTEE: LOYD DOUGLAS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,10] W16 W12 W21 S21 S9 E16 E16 E17 N30 $
FCP=[YR=2024;ORIG=91,10] W21 S21 E21 N21 $
FOP=[YR=2024;ORIG=124,0] W12 S10 E12 N10 $
FOP=[YR=2024;ORIG=123,40] W16 S6 E16 N6 $
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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	0	0	0	835.00	SF	5.20	5.20	100	2024	2023		100	4,342	

LAND DESCRIPTION

TOTAL OB/XF 4,342

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	0006	R-2	125.00	125.00	125.00	FF		1.00	1.00	0.90	300.00	270.00	33,750							

REVIEW DATE 08/08/2023 BY WW Total Acres: 0.00 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 08/06/2024 BY SYS