BLK 205 LOTS 1 THRU 6
IN OR 2135/1615
TOWN OF HILLIARD WEST S/D OF

TALLMAN RANDY S
27552 IOWA STREET
HILLIARD, FL 32046

2024

08-3N-24-2380-0205-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

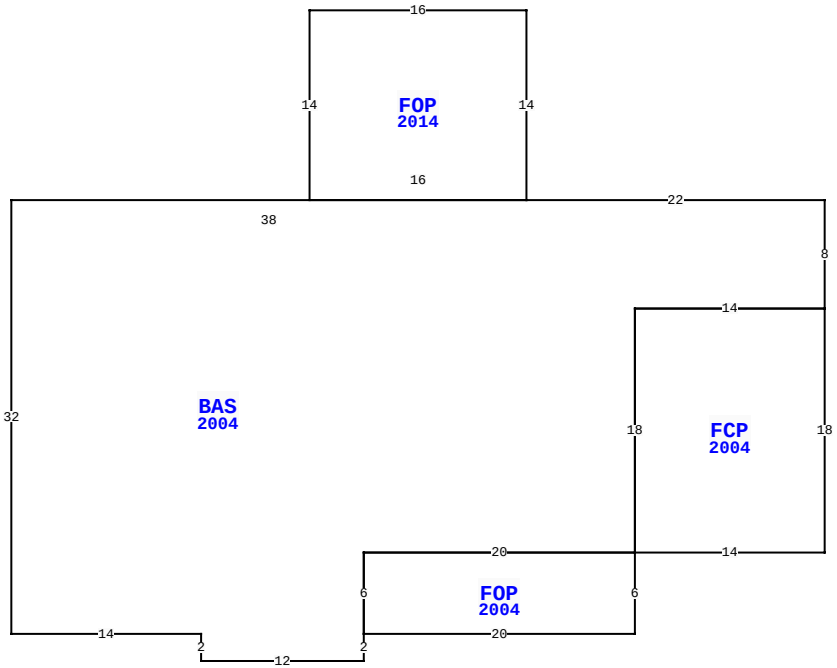
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,488	100	1,488	159,329
FCP	252	25	63	6,745
FOP	120	30	36	3,855
FOP	224	30	67	7,174
TOTALS	2,084		1,654	177,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	124.2000	117.99	195,155	2004	2004	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1488 HX Base Yr 2018



27552 IOWA ST, 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		177,103
TOTAL MARKET OB/XF VALUE		5,881
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		227,984
SOH/AGL Deduction		92,837
ASSESSED VALUE		135,147
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,147
TOTAL JUST VALUE		227,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0405128	NEW CONSTR	0	04/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2135/1615	7/07/2017	WD	Q	I	01	162,000
GRANTOR: PICKETT JESSE H & KRI						
GRANTEE: TALLMAN RANDY S						
1229/0779	5/11/2004	WD	Q	V		10,000
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: PICKETT JESSE H & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FOP=[YR=2014] N14 W16 S14 E16$ W38 S32 E14 S2 E12 N2 FOP=[YR=2004] E20 N6 W20 S6$ N6 E20 FCP=[YR=2004] E14 N18 W14 S18$ N18 E14 N8$.

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	754.00	SF	5.20	5.20	100	2004	2004	3	84	3,293	
2	0479	VF PICKET	0	100	0	0	375.00	LF	10.00	10.00	100	2006	2006	3	69	2,588	

LAND DESCRIPTION

TOTAL OB/XF 5,881

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	0005	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