BLK 205 LOTS 7 THRU 12
IN OR 1298/1141
TOWN OF HILLIARD WEST S/D OF

PATTERSON CHARLES J & SUSAN L
27211 TWELFTH AVE WEST
HILLIARD, FL 32046

2024

08-3N-24-2380-0205-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

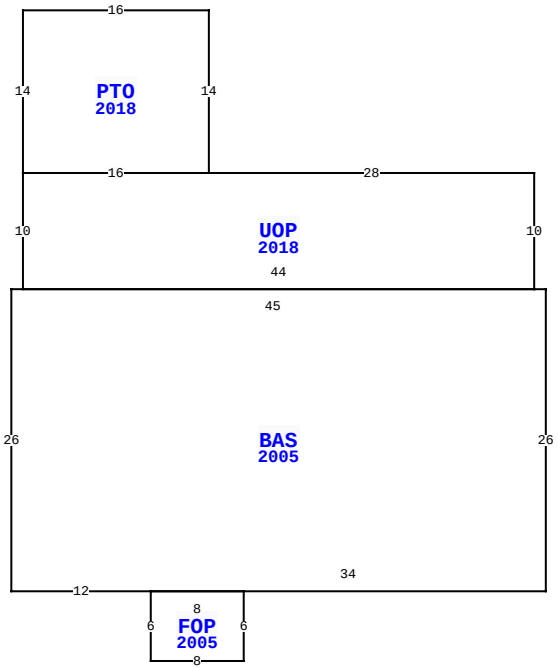
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	124,230
FOP	48	30	14	1,454
PTO	224	5	11	1,143
UOP	440	20	88	9,141
TOTALS	1,908		1,309	135,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,309	119.4960	113.52	148,598	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1196 HX Base Yr 2006



27211 W TWELFTH 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		135,967
TOTAL MARKET OB/XF VALUE		4,061
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		185,028
SOH/AGL Deduction		81,860
ASSESSED VALUE		103,168
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,168
TOTAL JUST VALUE		185,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/1141	2/28/2005	WD	Q	I		91,900

GRANTOR: FRANKLIN MICHAEL C &
GRANTEE: PATTERSON CHARLES J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 UOP=[YR=2018] N10 W28 PTO=[YR=2018] N14 W16 S14 E16$ W16 S10 E44$ W45 S26 E12 FOP=[YR=2005] S6 E8 N6 W8$ E34 N26$.

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	908.00	SF	5.20	5.20	100	2005	2005	3	86	4,061	

LAND DESCRIPTION

TOTAL OB/XF 4,061

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