

THOMAS ANTHONY S & TRISHA T
27525 MONTANA ST
HILLIARD, FL 32046

08-3N-24-2380-0205-0130

BUILDING CHARACTERISTICS

ELEMENT	CD			
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 70			
Interior Floo	08 SHT VINYL 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	1,391	100	1,391	137,064
FOP	90	30	27	2,661
PTO	100	5	5	492
TOTALS	1,581		1,423	140,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,423	113.3600	107.69	153,243	2005	2005		0	0	8.50 91.50

1 SINGLE FAM - 100% - 2007
Heated Area: 1391
HX Base Yr 2007

Diagram showing building footprint with dimensions and area labels:

Basement (BAS) 2005: 23' x 34'

First Floor (FOP) 2005: 6' x 7'

Patio (PTO) 2005: 10' x 10'

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		155,788	
TOTAL MARKET OB/XF VALUE		3,468	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		204,256	
SOH/AGL Deduction		82,960	
ASSESSED VALUE		121,296	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		71,296	
TOTAL JUST VALUE		204,256	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,178	

PERMIT NUM DESCRIPTION AMT ISSUED

20200256 CARPORT 0 12/08/2020

0410290 NEW CONSTR 0 04/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/1755	5/20/2005	WD Q	I			108,800

GRANTOR: FRANKLIN MICHAEL C &
GRANTEE: THOMAS ANTHONY S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 PTO=[YR=2005] N10 W10 S10 E10\$ W23 S34 E14
N1 FOP=[YR=2005] E15 N6 W15 S6\$ N6 E15 S7 E15 N34\$.

EXTRA FEATURES

L N	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	1,008.00	SF	4.00	4.00	100	2005	2005	3	86	3,468	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF

3,468

REVIEW DATE

03/15/2021

BY

TW

Total Acres: 0.00

Total Land Value: 45,000

Market: 0

Agricultural: 0

Common: 45,000

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