BLK 206 LOTS 1 THRU 4
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

GAMBLE DONALD E II & CYNTHIA K
27175 W 12TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0206-0010

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

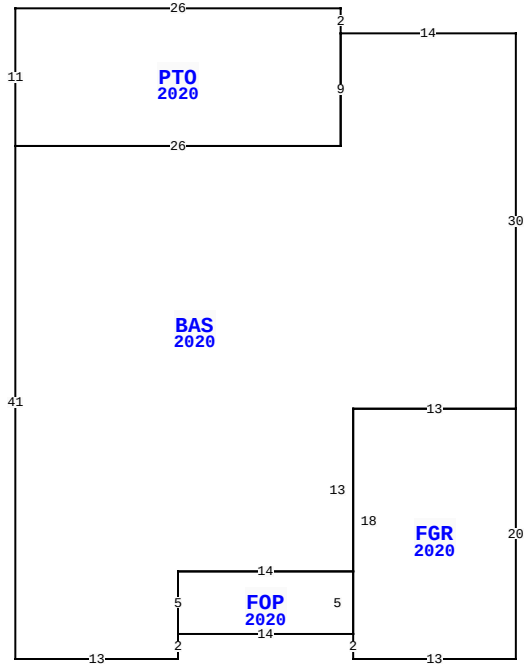
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	178,467
FGR	260	55	143	18,126
FOP	70	30	21	2,662
PTO	286	5	14	1,774
TOTALS	2,024		1,586	201,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,586	103.7340	129.67	205,657	2020	2020	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2021 Heated Area: 1408 HX Base Yr 2021



27175 W 12TH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/15/2020 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,030
TOTAL MARKET OB/XF VALUE		2,780
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		233,810
SOH/AGL Deduction		85,208
ASSESSED VALUE		148,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,602
TOTAL JUST VALUE		233,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200093	XFOB	0	04/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0182	10/02/2020	WD	Q	I	01	210,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: GAMBLE DONALD E II						
2387/0047	8/05/2020	WD	U	V	11	100
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 PTO=[YR=2020] N2 W26 S11 E26 N9$ S9 W26 S41 E13 N2 FOP=[YR=2020] E14 FGR=[YR=2020] S2 E13 N20 W13 S18$ N5 W14 S5$ N5 E14 N13 E13 N30$.

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	540.00	SF	5.20	5.20	100	2020	2020	3	99	2,780	

LAND DESCRIPTION

TOTAL OB/XF 2,780

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