BLOCK 210 LOTS 1 THRU 4
TOWN OF HILLIARD
ESMT IN OR 2556-1111

JONES JIMMY & EMILY
27688 KENTUCKY STREET
HILLIARD, FL 32046

2024

08-3N-24-2380-0210-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

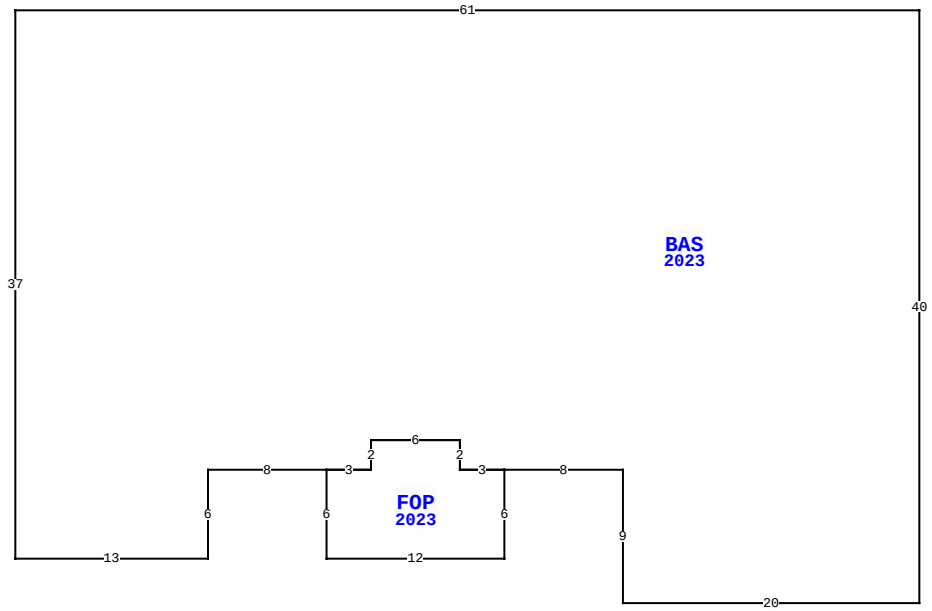
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	05	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,137	100	2,137	299,607
FOP	84	30	25	3,505
TOTALS	2,221		2,162	303,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,162	112.1610	140.20	303,112	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2137 HX Base Yr 2024



27688 KENTUCKY ST, 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		303,112
TOTAL MARKET OB/XF VALUE		7,512
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		340,624
SOH/AGL Deduction		63,325
ASSESSED VALUE		277,299
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,299
TOTAL JUST VALUE		340,624
NCON VALUE		310,624
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220004	CO ISSUED	0	04/14/2023
20220054	NEW CONSTR	0	02/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/1209	4/20/2023	WD	Q	I	01	379,500
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: JONES JIMMY & EMILY						
2538/0316	2/04/2022	WD	U	V	11	100
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,10] W61 S37 E13 N6 E8 E3 N2 E6 S2 E3 E8 S9 E20 N40 $
FOP=[YR=2023;ORIG=79,39] W6 S2 W3 S6 E12 N6 W3 N2 $
.

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	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2024	2023		100	6,912	

LAND DESCRIPTION

TOTAL OB/XF 7,512

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 03/07/2023 BY WW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS