

BLK 211 LOTS 1 THRU 6
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

WATSON MICHAEL D & DEBORAH ANN
27197 THIRTEENTH AVE WEST
HILLIARD, FL 32046

2024

08-3N-24-2380-0211-0010



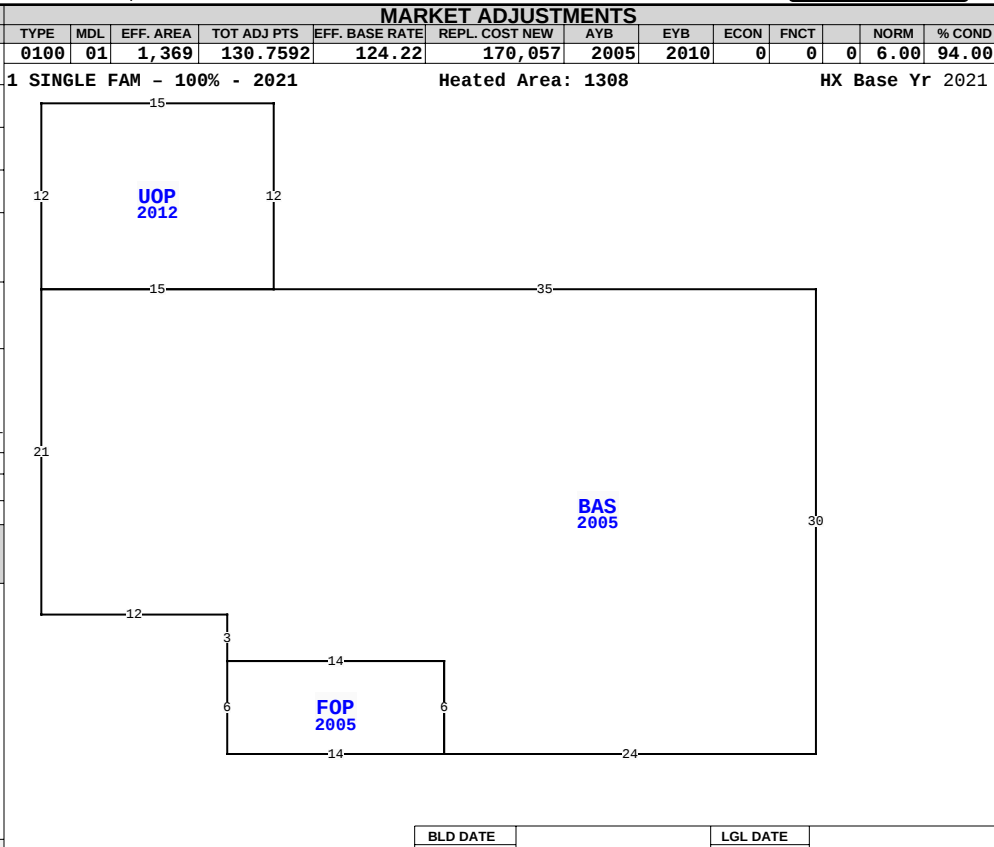
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,308	100	1,308	152,731
FOP	84	30	25	2,920
UOP	180	20	36	4,204
TOTALS	1,572		1,369	159,854

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	966.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	R-2	150.00	125.00	150.00



27197 W THIRTEENTH AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0811	CONCRETE B	0 100	0	0	966.00	SF	5.20	5.20	100	2005	2005	3	86	4,320	

LAND DESCRIPTION										TOTAL OB/XF						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		159,854	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		209,174	
SOH/AGL Deduction		ASSESSED VALUE		167,948	
TOTAL EXEMPTION VALUE		TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		209,174	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		PREVIOUS YEAR MKT VALUE		202,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210005	SHED	0	01/14/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2419/0154	12/21/2020	WD	Q	I	02
GRANTOR: THOMPSON DALTON C & B					
GRANTEE: WATSON MICHAEL D &					
2201/0809	5/16/2018	SW	U	I	18
GRANTOR: SECRETARY OF HOUSING					
GRANTEE: THOMPSON DALTON C &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W35 UOP=[YR=2012] N12 W15 S12 E15\$ W15 S21 E12 S3 FOP=[YR=2005] S6 E14 N6 W14\$ E14 S6 E24 N30\$.									