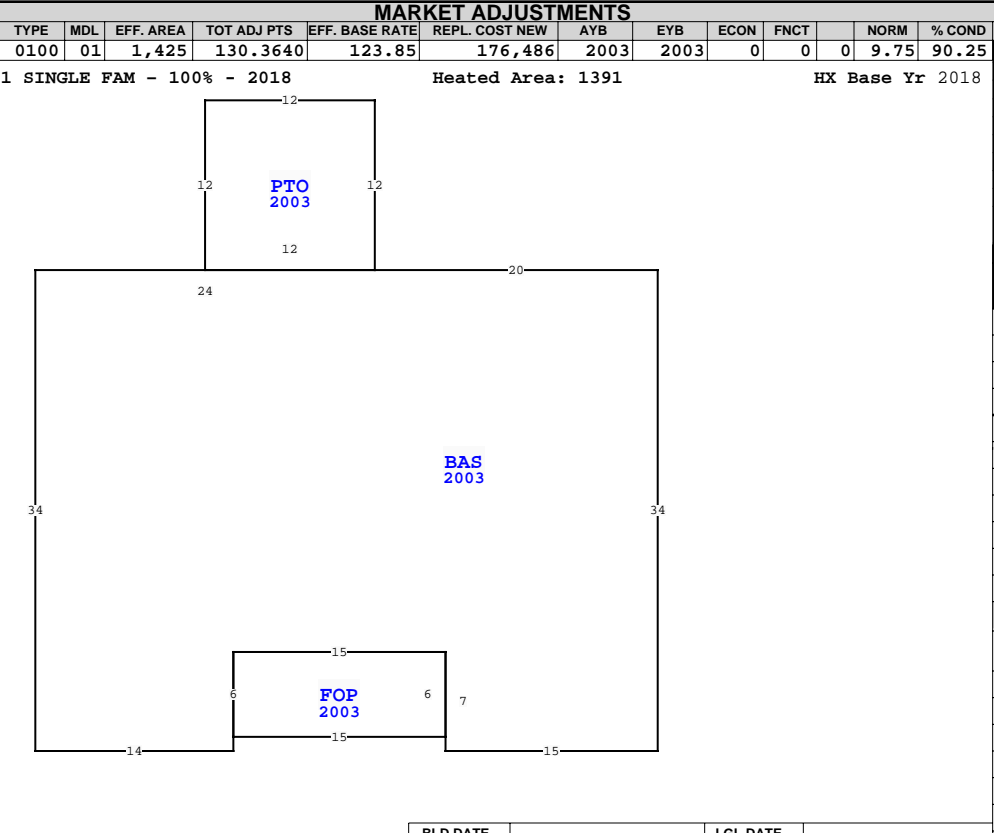




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
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	155,478
FOP	90	30	27	3,018
PTO	144	5	7	782
TOTALS	1,625		1,425	159,279



NASSAU COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,279
TOTAL MARKET OB/XF VALUE		3,815
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		208,094
SOH/AGL Deduction		87,034
ASSESSED VALUE		121,060
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,060
TOTAL JUST VALUE		208,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200088	SWIM POOL	0	04/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/0201	3/31/2017	WD Q	Q	I	01	145,000

GRANTOR: WILLIAMS KIMBERLY K
GRANTEE: PASTERS JOSHUA E &
1154/1386 7/18/2003 WD Q I 86,300
GRANTOR: VANZANT V K
GRANTEE: WILLIAMS KIMBERLY K

EXTRA FEATURES

27151 W THIRTEENTH AVE, HILLIARD

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		4.00	4.00	100	2003	2003	3	83	3,815	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 PTO=[YR=2003] N12 W12 S12 E12\$ W24 S34 E14
N1 FOP=[YR=2003] E15 N6 W15 S6\$ N6 E15 S7 E15 N34\$.

LAND DESCRIPTION

TOTAL OB/XF 3,815

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	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							