BLK 212 LOTS 1 THRU 6
IN OR 2085/1472
TOWN OF HILLIARD WEST S/D OF

LOVELAND AVA E
27293 13TH AVE W
HILLIARD, FL 32046

2024

08-3N-24-2380-0212-0010

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	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	03	Quality Level 03

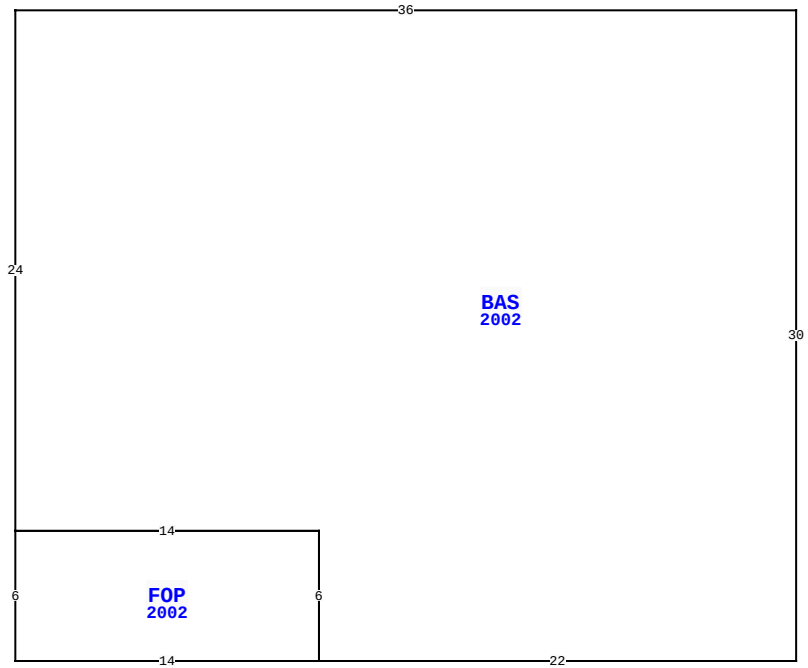
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	996	102,719
FOP	84	30	25	2,579
TOTALS	1,080		1,021	105,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,021	120.9600	114.91	117,323	2002	2002	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2024 Heated Area: 996 HX Base Yr



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

27293 W THIRTEENTH AVE, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,297
TOTAL MARKET OB/XF VALUE		3,539
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		153,836
SOH/AGL Deduction		0
ASSESSED VALUE		153,836
TOTAL EXEMPTION VALUE	13	153,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		153,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210134	SHED.	0	06/23/2021
20150058	XFOB	0	06/17/2015
20150015	XFOB	0	02/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/1472	11/28/2016	WD	Q	I	01	115,000
GRANTOR: GEIGER KRISTIN H						
GRANTEE: LOVELAND AVA E						
1931/1878	8/10/2014	QC	U	I	11	100
GRANTOR: COVER ADAM B						
GRANTEE: GEIGER KRISTIN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 S24 FOP=[YR=2002] S6 E14 N6 W14$ E14 S6 E22 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	830.00	SF	5.20	5.20	100	2002	2002	3	82	3,539	

LAND DESCRIPTION

TOTAL OB/XF 3,539

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	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 11/08/2021 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS