BLK 212 LOTS 7 THRU 12
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

WHITAKER ANDREW J & SHERRI A
27589 GEORGIA ST
HILLIARD, FL 32046

**2024**

**08-3N-24-2380-0212-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| 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 |

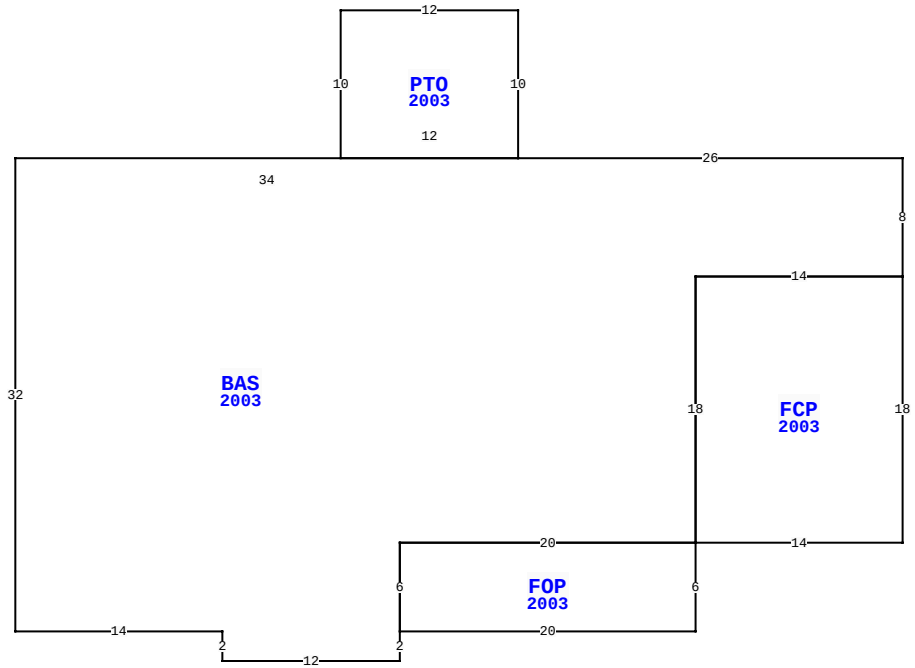
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,488 | 100 | 1,488 | 140,536 |
| FCP | 252 | 25 | 63 | 5,950 |
| FOP | 120 | 30 | 36 | 3,400 |
| PTO | 120 | 5 | 6 | 567 |
| TOTALS | 1,980 | | 1,593 | 150,453 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,593 | 110.1600 | 104.65 | 166,707 | 2003 | 2003 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 1488 HX Base Yr




27217 W THIRTEENTH AVE, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 150,453 |
| TOTAL MARKET OB/XF VALUE | 2,555 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 198,008 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 198,008 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 198,008 |
| TOTAL JUST VALUE | 198,008 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 191,312 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2452/0774 | 3/26/2021 | WD | Q | I | 02 | 208,000 |
| GRANTOR: CARDWELL JARED M & RO | | | | | | |
| GRANTEE: WHITAKER ANDREW J & | | | | | | |
| 1197/1183 | 12/24/2003 | WD | Q | I | | 99,300 |
| GRANTOR: FRANKLIN MICHAEL C & | | | | | | |
| GRANTEE: CARDWELL JARED & RO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W26 PTO=[YR=2003] N10 W12 S10 E12$ W34 S32 E14 S2 E12 N2 FOP=[YR=2003] E20N6 W20 S6$ N6 E20 FCP=[YR=2003] E14 N18 W14 S18$ N18 E14 N8$ .

## 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 | 0 | 0 | 0 | 592.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 83 | 2,555 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,555

| 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 | 0 | 0005 | R-2 | 150.00 | 125.00 | 150.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 45,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS