BLK 212 LOTS 13 THRU 18
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

CREWS NATASHA
27214 W 12TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0212-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

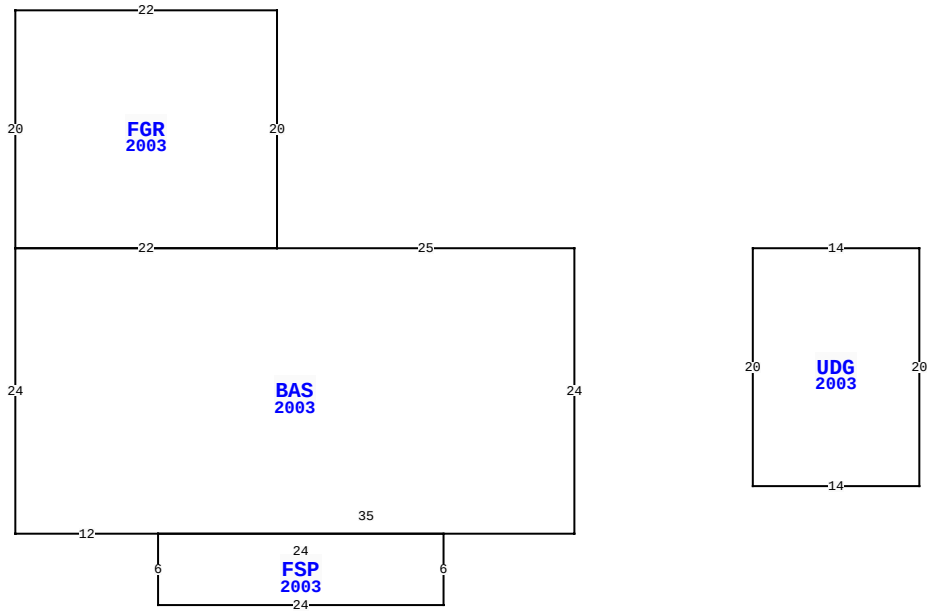
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	1,128	100	1,128	109,896
FGR	440	55	242	23,577
FSP	144	40	58	5,651
UDG	280	55	154	15,003
TOTALS	1,992		1,582	154,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	113.6280	107.95	170,777	2003	2003	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1128 HX Base Yr 2021



27214 W TWELFTH 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		154,126
TOTAL MARKET OB/XF VALUE		4,638
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		203,764
SOH/AGL Deduction		43,775
ASSESSED VALUE		159,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,989
TOTAL JUST VALUE		203,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1966	2/13/2020	WD	Q	I	01	161,900
GRANTOR: GOODRICH TAYLOR H & D						
GRANTEE: CREWS NATASHA						
1934/1557	8/27/2014	SW	U	I	12	113,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: GOODRICH TAYLOR H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W25 FGR=[YR=2003] N20 W22 S20 E22$ W22 S24 E12 FSP=[YR=2003] S6 E24 N6 W24$ E35 N24$ PTR= E15 UDG=[YR=2003] E14 S20 W14 N20$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,397.00	SF	4.00	4.00	100	2003	2003	3	83	4,638	

LAND DESCRIPTION

TOTAL OB/XF 4,638

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 06/30/2020 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS