BLK 213 LOTS 7 THRU 12
IN OR 1098/1965
TOWN OF HILLIARD WEST S/D OF

ASH AUDIE M & PAMELA R
4076 BIRCH ST
MACCLENNY, FL 32063

2024

08-3N-24-2380-0213-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

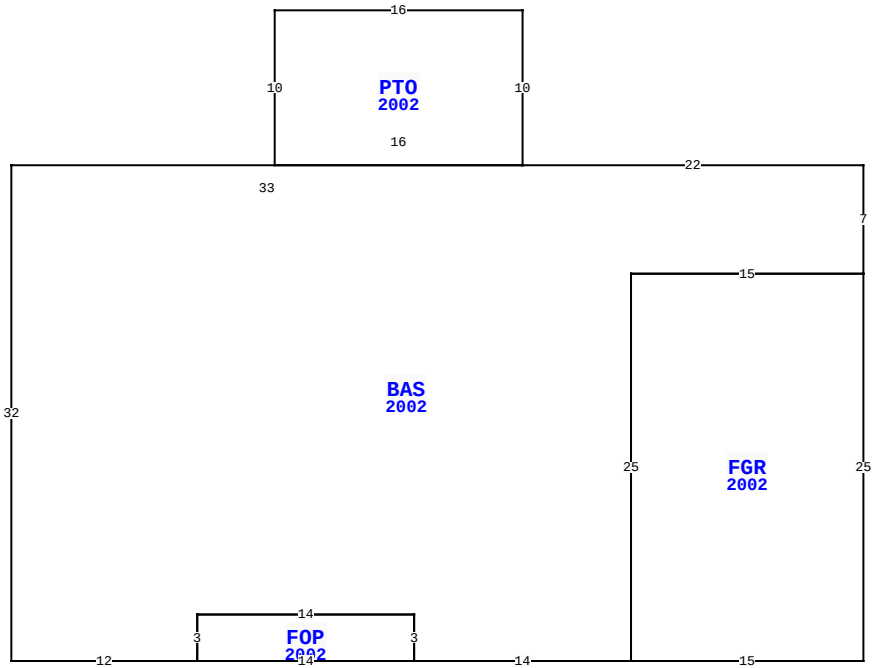
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,343	100	1,343	127,309
FGR	375	55	206	19,528
FOP	42	30	13	1,232
PTO	160	5	8	758
TOTALS	1,920		1,570	148,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,570	111.1800	105.62	165,823	2002	2002	0	0	0	10.25	89.75

1 SINGLE FAM – 0% - 0 Heated Area: 1343 HX Base Yr



27259 W THIRTEENTH AVE, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,826
TOTAL MARKET OB/XF VALUE	2,271
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	196,097
SOH/AGL Deduction	33,977
ASSESSED VALUE	162,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,120
TOTAL JUST VALUE	196,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0992	NEW CONSTR	64,494	09/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/1965	12/06/2002	WD	Q	I		104,500

GRANTOR: FRANKLIN MICHAEL & VI

GRANTEE: ASH AUDIE & PAMELA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 PTO=[YR=2002] N10 W16 S10 E16 $ W33 S32
E12 FOP=[YR=2002] E14 N3 W14 S3 $ N3 E14 S3 E14
FGR=[YR=2002] E15 N25 W15 S25 $ N25 E15 N7 $.

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	0810	CONCRETE A	0	0	0	0	426.00	SF	6.50	6.50	100	2002	2002	3	82	2,271	

TOTAL OB/XF 2,271

LAND DESCRIPTION

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