BLK 213 LOTS 13 THRU 18
IN OR 2048/215
TOWN OF HILLIARD WEST S/D OF

MILLER SUSAN & DOUGLAS W JR
27641 IOWA STREET
HILLIARD, FL 32046

2024

08-3N-24-2380-0213-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

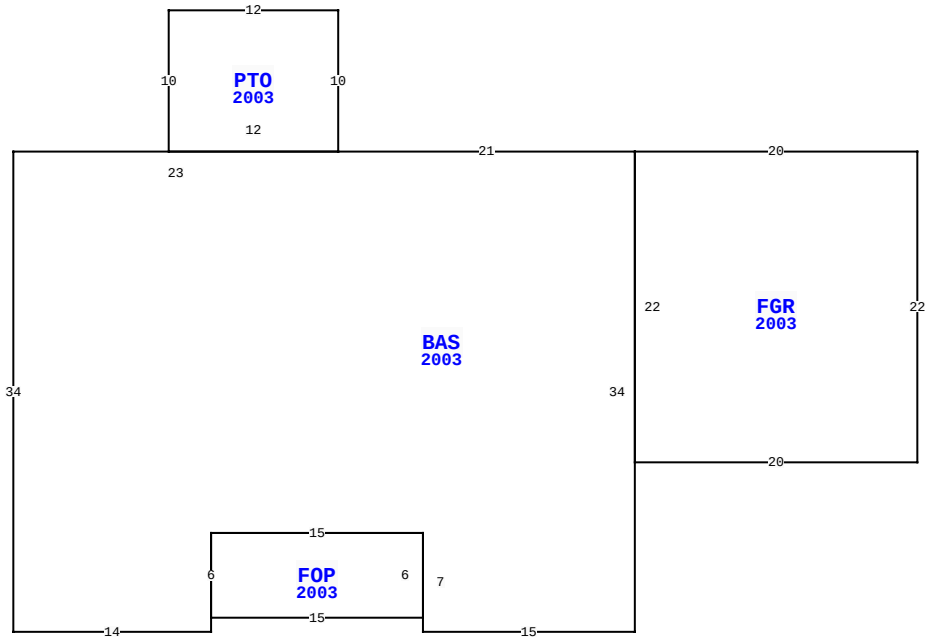
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,391	100	1,391	129,994
FGR	440	55	242	22,616
FOP	90	30	27	2,523
PTO	120	5	6	560
TOTALS	2,041		1,666	155,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	109.0000	103.55	172,514	2003	2003	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2008 Heated Area: 1391 HX Base Yr 2008



27641 IOWA ST, 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		155,694
TOTAL MARKET OB/XF VALUE		2,313
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		203,007
SOH/AGL Deduction		89,797
ASSESSED VALUE		113,210
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,210
TOTAL JUST VALUE		203,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2048/0215	5/16/2016	QC	U	I	30	35,000
GRANTOR: MILLER SUSAN HILLIARD						
GRANTEE: MILLER SUAN & DOUGL						
1520/0923	8/21/2007	WD	Q	I		144,000
GRANTOR: SOMERS ROBERT & JENIF						
GRANTEE: HILLIARD SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W20 BAS=[YR=2003] W21 PTO=[YR=2003] N10 W12 S10 E12$ W23 S34 E14 N1 FOP=[YR=2003] E15 N6 W15 S6 $ N6 E15 S7 E15 N34 $ S22 E20 N22 $.

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	536.00	SF	5.20	5.20	100	2003	2003	3	83	2,313	

LAND DESCRIPTION

TOTAL OB/XF 2,313

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 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS