BLK 214 LOTS 1 THRU 6
IN OR 2222/54
TOWN OF HILLIARD WEST S/D OF

BURRELL NICHOLAS & SHARLENE A
27383 W THIRTEENTH AV
HILLIARD, FL 32046

2024

08-3N-24-2380-0214-0010

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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	05	Quality Level 05

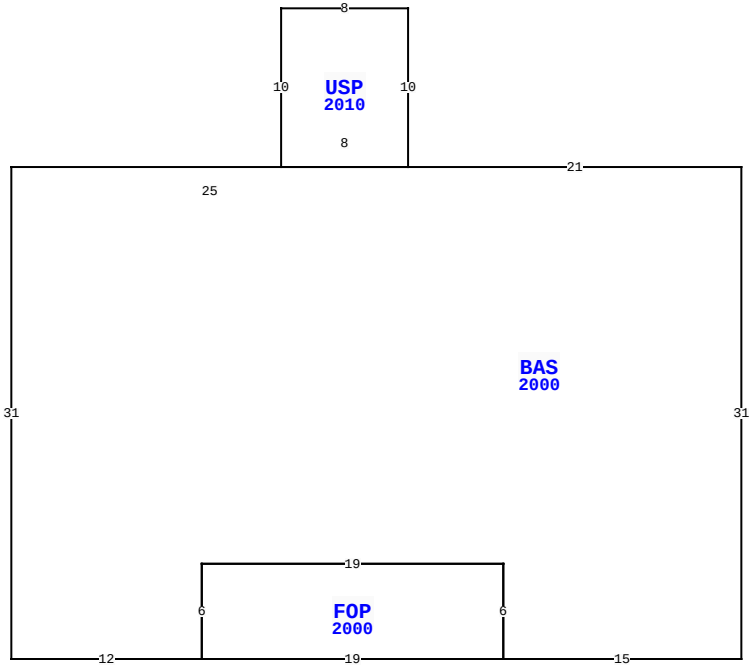
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1,312	147,297
FOP	114	30	34	3,817
USP	80	30	24	2,694
TOTALS	1,506		1,370	153,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,370	133.1616	126.50	173,305	2000	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1312 HX Base Yr 2019



27383 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		153,808
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		201,708
SOH/AGL Deduction		59,838
ASSESSED VALUE		141,870
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,870
TOTAL JUST VALUE		201,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9903033	NEW CONSTR	0	03/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/0054	8/20/2018	WD	Q	I	01	162,000
GRANTOR: SMITH MATTHEW A & AMB						
GRANTEE: BURRELL NICHOLAS &						
1712/1994	11/30/2010	WD	Q	I	01	120,000
GRANTOR: STEVENS WILLIAM L & P						
GRANTEE: SMITH MATTHEW A & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W21 USP=[YR=2010] N10 W8 S10 E8$ W25 S31 E12
FOP=[YR=2000] E19 N6 W19 S6$ N6 E19 S6 E15 N31$.

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	706.00	SF	5.20	5.20	100	2000	2000	3	79	2,900	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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