BLK 215 LOTS 1 THRU 6
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

BROWN SAMUEL D JR & THERESA
45135 WHITE RD
CALLAHAN, FL 32011

2024

08-3N-24-2380-0215-0010

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

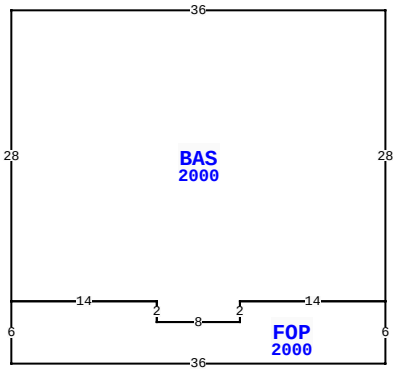
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

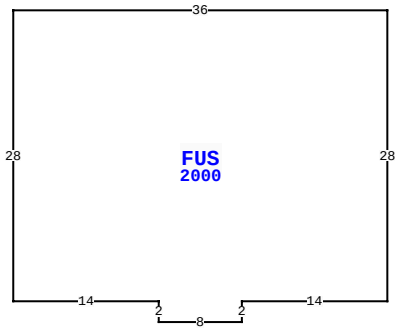
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	132,449
FOP	200	30	60	7,761
FUS	1,024	100	1,024	132,449
TOTALS	2,248		2,108	272,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,108	113.0871	141.36	297,987	2000	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 2048 HX Base Yr





27391 W FOURTEENTH AVE, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	272,658
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	317,658
SOH/AGL Deduction	23,076
ASSESSED VALUE	294,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,582
TOTAL JUST VALUE	317,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210129	ROOF	0	06/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/1561	7/09/2021	WD	Q	I	01	257,500
GRANTOR: PETERS JASON M & CHRI						
GRANTEE: BROWN SAMUEL D JR &						
2212/1472	7/23/2018	WD	Q	I	01	182,000
GRANTOR: DOSEY GLEN A & JENNIF						
GRANTEE: PETERS JASON M & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 S28 FOP=[YR=2000] S6 E36 N6 W14 S2 W8 N2 W14$ E14 S2 E8 N2 E14 N28$ PTR=E15 FUS=[YR=2000] E36 S28 W14 S2 W8 N2 W14 N28$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/22/2021 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS