

BLK 218 LOTS 13 THRU 18
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

VORREYER-HEDGES ASIA R
27150 W 13TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0218-0130



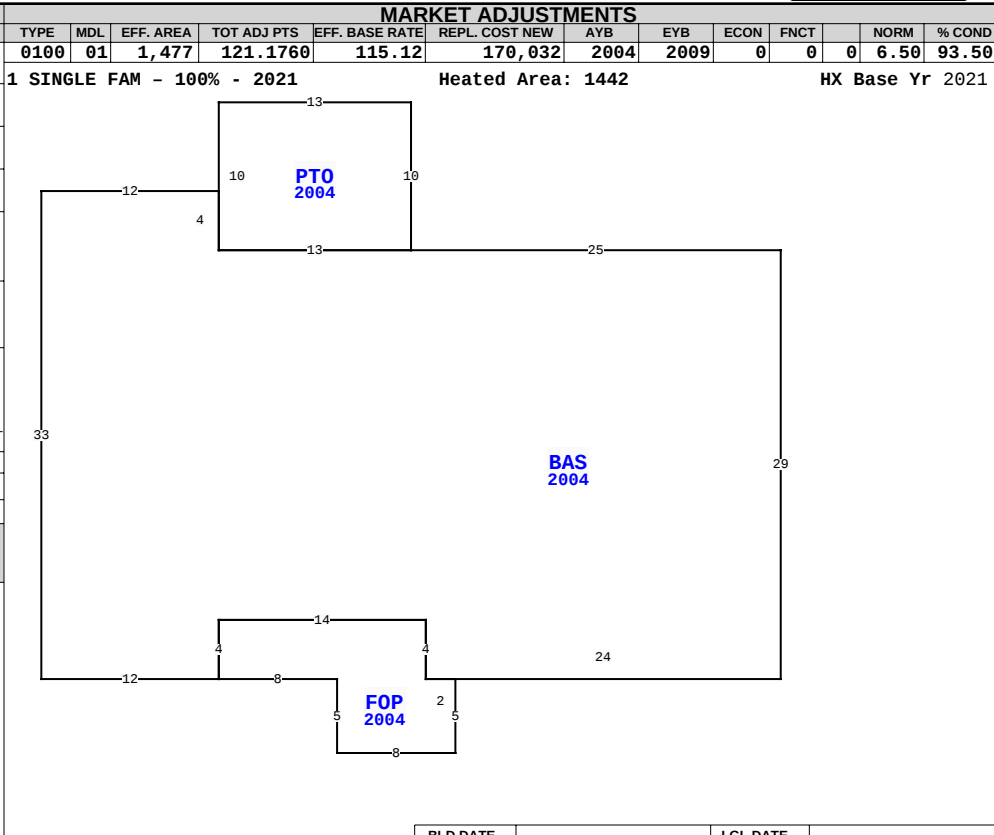
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,442	100	1,442	155,213
FOP	96	30	29	3,121
PTO	130	5	6	646
TOTALS	1,668		1,477	158,980

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0812	CONCRETE C	0 100	0	0	1,334.00	SF	4.00	4.00	100	2004	2004	3	84

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0005	R-2	150.00	125.00	150.00	FF		1.00	1.00	1.00



27150 W THIRTEENTH AVE, HILLIARD										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 2				3
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 3										Tax Dist:				
BUILDING MARKET VALUE										170,958				
TOTAL MARKET OB/XF VALUE										4,482				
TOTAL LAND VALUE - MARKET										45,000				
TOTAL MARKET VALUE										220,440				
SOH/AGL Deduction										40,372				
ASSESSED VALUE										180,068				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										130,068				
TOTAL JUST VALUE										220,440				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										213,523				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210125	SHED	0	06/11/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2698/1959	3/11/2024	QC	U	I	11	100	
GRANTOR: VORREYER-HEDGES ASIA							
GRANTEE: VORREYER-HEDGES ASI							
2370/1212	6/12/2020	WD	Q	I	01	188,000	
GRANTOR: HART JONATHAN E & JEN							
GRANTEE: VORREYER-HEDGES ASI							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2004] W25 PT0=[YR=2004] N10 W13 S10 E13\$ W13 N4 W12 S33 E12 FOP=[YR=2004] E8 S5 E8 N5 W2 N4 W14 S4\$ N4 E14 S4 E24 N29\$.														

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