PT OF LOTS 29 & 30 IN
OR 2562/1157 PAR 1
UTIL ESMT IN OR 1436/1432

RADER DAVID ALLAN & ROXANNE MARIE
27194 DUMP TRUCK LN
HILLIARD, FL 32046

2024

17-3N-24-2020-0029-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

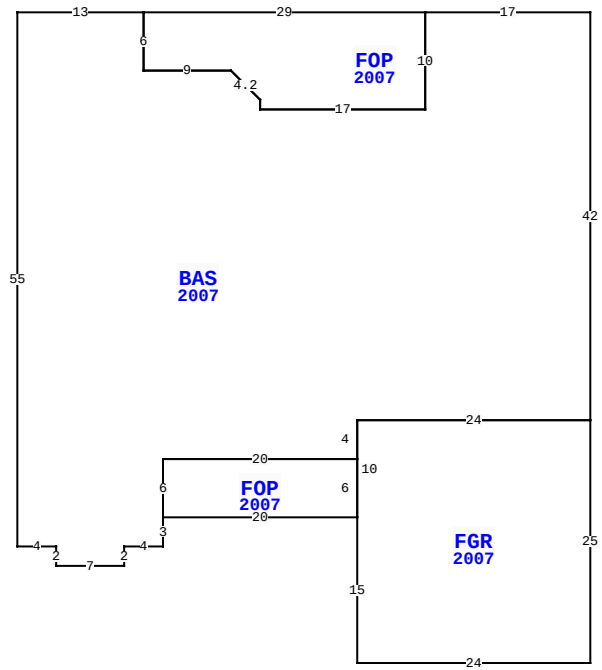
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2,521	344,408
FGR	600	55	330	45,083
FOP	120	30	36	4,918
FOP	247	30	74	10,110
TOTALS	3,488		2,961	404,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,961	119.1168	148.90	440,893	2007	2012	0	0	0	8.25	91.75

1 SNGL FAM – 0% - 2023 Heated Area: 2521 HX Base Yr



27194 DUMP TRUCK LN, HILLIARD

BLD DATE	11/07/2007	JH	LGL DATE	
XF DATE			LAND DATE	11/07/2007 JH
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	404,519
TOTAL MARKET OB/XF VALUE	3,157
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	434,676
SOH/AGL Deduction	0
ASSESSED VALUE	434,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,676
TOTAL JUST VALUE	434,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220151	REPAIR/RRF	0	05/04/2022
E0902020	ELEC OTHER	0	02/02/2009
0703044	TEMP POLE	0	03/19/2007
0607111	CO ISSUED	0	01/01/2007
0607111	NEW CONSTR	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1157	5/11/2022	WD	Q	I	05	700,000
GRANTOR: STOKES ROY C & JOYCE						
GRANTEE: RADER DAVID ALLAN &						
1455/1167	10/11/2006	MS	U	I	19	100
GRANTOR: STOKES ROY C & JOYCE						
GRANTEE: SOUTHEASTERN BANK (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FOP=[YR=2007] W29 S6 E9 D3 R3 S1 E17 N10$ S10 W17 N1 U3 L3 W9 N6 W13 S55 E4 S2 E7 N2 E4 N3
FOP=[YR=2007] E20 FGR=[YR=2007] S15 E24 N25 W24 S10$ N6 W20 S6 $ N6 E20 N4 E24 N42$.

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	0	30	23	690.00	SF	5.20	5.20	100	2007	2007	3	88	3,157	

LAND DESCRIPTION

TOTAL OB/XF 3,157

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	000115	C	SFR ACRES	0	0004	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/06/2024 BY SYS