

OSULLIVAN NANCY
27480 W SEVENTH AVE
HILLIARD, FL 32046

08-3N-24-2380-0106-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		05	AVERAGE 100		0820	02	910	122.2000	97.76	88,962	1984	1998	0	0	0	60.00	40.00	3																					
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 2025													Heated Area: 910										HX Base Yr											
Roof Cover		12	MODULAR MT 100		65 14 BAS 1993 65 14													VALUATION BY										STANDARD											
Interior Wall		04	PLYWOOD 100															Tax Group: 3										Tax Dist:											
Interior Floo		14	CARPET 80															BUILDING MARKET VALUE										35,585											
Interior Floo		08	SHT VINYL 20															TOTAL MARKET OB/XF VALUE										836											
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET										26,250											
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE										62,671											
Bedrooms			2 100															SOH/AGL Deduction										0											
Bathrooms			2 100															ASSESSED VALUE										62,671											
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE										0											
Stories			1. 100															BASE TAXABLE VALUE										62,671											
Units		1.	0 100		TOTAL JUST VALUE										62,671																								
BUD8 Adjustme		03	DIST HI 100		INCOME VALUE										0																								
					PREVIOUS YEAR MKT VALUE										56,092																								
Quality		03	Quality Level 03																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA		06																																		
NEIGHBORHOOD/LOC		6001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	910	100	1993	910	35,585																																		
TOTALS					910			910	35,585																					BLD DATE				LGL DATE		05/08/2025		MLU	
EXTRA FEATURES					27480 W SEVENTH AVE, HILLIARD										XF DATE				LAND DATE				AG DATE																
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	OB/XF MKT VALUE	NOTES																						
1	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1990	1990	3	57	356																							
2	0752	USP	0	0	18	8	80.00	SF	15.00	15.00	100	2006	2006	3	40	480																							
LAND DESCRIPTION										TOTAL OB/XF										836																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	0	0005	R-2	75.00	125.00	75.00	FF		1.00	1.00	1.00	350.00	350.00	26,250																						
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