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

**2025**

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

## BUILDING CHARACTERISTICS

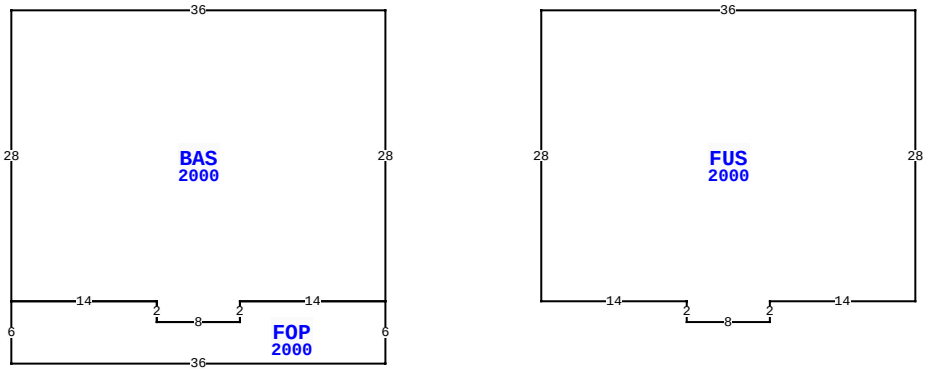
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,024 | 100 | 2000 | 1,024 | 138,713 |
| FOP | 200 | 30 | 2000 | 60 | 8,128 |
| FUS | 1,024 | 100 | 2000 | 1,024 | 138,713 |
| TOTALS | 2,248 | | | 2,108 | 285,555 |

## 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 | 149.27 | 314,661 | 2000 | 2005 | 0 | 0 | 0 | 9.25 | 90.75 |

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




27391 W FOURTEENTH AVE, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| 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 | 285,555 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 52,500 |
| TOTAL MARKET VALUE | 338,055 |
| SOH/AGL Deduction | 14,015 |
| ASSESSED VALUE | 324,040 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 324,040 |
| TOTAL JUST VALUE | 338,055 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 317,658 |

| 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 | RES | 0 | 0005 | R-2 | 150.00 | 125.00 | 150.00 | FF | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 52,500 | | | | | | | |

REVIEW DATE 07/22/2021 BY TWX Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS