

BLK 220 LOTS 13 THRU 16
IN OR 1694/1249
TOWN OF HILLIARD WEST S/D OF

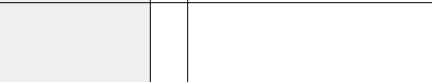
FRANKLIN MICHAEL & VICKIE
PO BOX 1107
HILLIARD, FL 32046

2025

08-3N-24-2380-0220-0130



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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	2014	1,116	137,944
FOP	60	30	2014	18	2,225

TOTALS	1,176			1,134	140,169
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	528.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-2	100.00	125.00	100.00

REVIEW DATE 11/04/2019 BY TWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,134	129.4260	129.43	146,774	2014	2014	0	0	0	4.50	95.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1116 HX Base Yr													
BAS 2014													
FOP 2014													

27895 GEORGIA ST, HILLIARD	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC 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	0811	CONCRETE B	0	0	0	0	528.00	SF	5.20	5.20	100	2014	2014	3	94	2,581	

TOTAL OB/XF										2,581							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0	0006	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000

Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		140,169	
TOTAL MARKET OB/XF VALUE		2,581	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		177,750	
SOH/AGL Deduction		14,038	
ASSESSED VALUE		163,712	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		163,712	
TOTAL JUST VALUE		177,750	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		166,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140117	CARPORT	800	09/11/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=2014] W42 S28 E15 FOP=[YR=2014] E12 N5 W12 S5\$ N5 E12 S5 E15 N28\$.