BLK 203 LOTS 15,16,17 & 18
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

LEE THOMAS/SHARKEY MARIA DEL CARMEN
27360 W ELEVENTH AVE
HILLIARD, FL 32046

**2026**

**08-3N-24-2380-0203-0150**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 04 | Quality Level 04 |

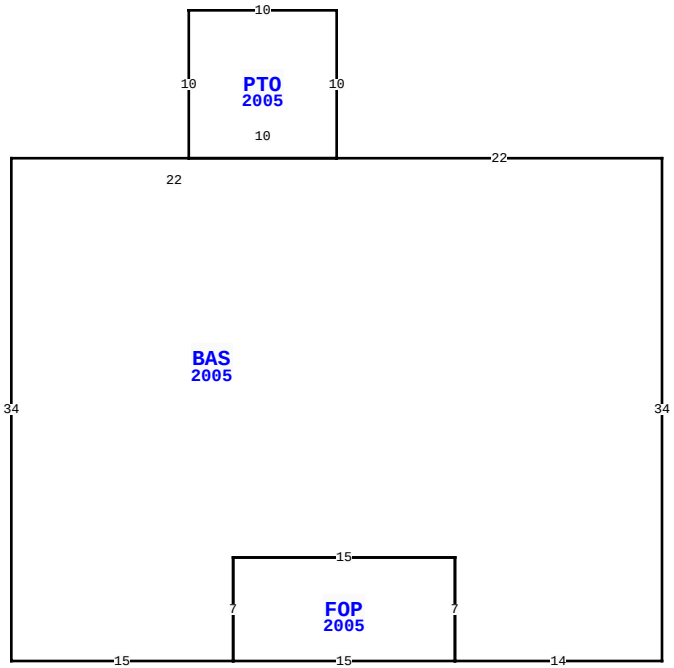
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,391 | 100 | 2005 | 1,391 | 166,250 |
| FOP | 105 | 30 | 2005 | 32 | 3,825 |
| PTO | 100 | 5 | 2005 | 5 | 597 |
| TOTALS | 1,596 | | | 1,428 | 170,672 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,428 | 126.1260 | 132.43 | 189,110 | 2005 | 2005 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SINGLE FAM 100% - 2023 Heated Area: 1391 HX Base Yr 2023




27360 W ELEVENTH AVE, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 170,672 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 34,500 |
| TOTAL MARKET VALUE | | 205,172 |
| SOH/AGL Deduction | | 4,997 |
| ASSESSED VALUE | | 200,175 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 148,764 |
| TOTAL JUST VALUE | | 205,172 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 202,660 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20220149 | XFOB | 0 | 05/02/2022 |
| 0352 | ELEC OTHER | 0 | 05/10/2005 |
| 0354 | OTHER | 0 | 05/10/2005 |
| 0355 | OTHER | 0 | 05/10/2005 |
| 0356 | MECH OTHER | 0 | 05/10/2005 |
| 0357 | NEW CONSTR | 59,508 | 05/10/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2564/1353 | 5/17/2022 | WD | Q | I | 01 | 276,000 |
| GRANTOR: VANZANT CLAY F & JOBE | | | | | | |
| GRANTEE: LEE THOMAS & MARIA | | | | | | |
| 1354/0675 | 9/30/2005 | WD | Q | I | | 108,300 |
| GRANTOR: FRANKLIN MICHAEL C | | | | | | |
| GRANTEE: VANZANT CLAY F & JO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W22 PTO=[YR=2005] N10 W10 S10 E10$ W22 S34 E15
FOP=[YR=2005] E15 N7 W15 S7$ N7 E15 S7 E14 N34$ .

## 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 | 100 | 0005 | R-2 | 100.00 | 125.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 345.00 | 345.00 | 34,500 | | | | | | | |

REVIEW DATE 01/20/2023 BY WWX Total Acres: 0.00 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 07/09/2026 BY SYS