

BLOCK 122 LOTS 13 14 15 & 16
IN OR 787 PG 349
R433662 & R433663

HENDERSON PATRICIA
27626 WEST 4TH AVENUE
HILLIARD, FL 32046

2023

08-3N-24-2380-0122-0130



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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

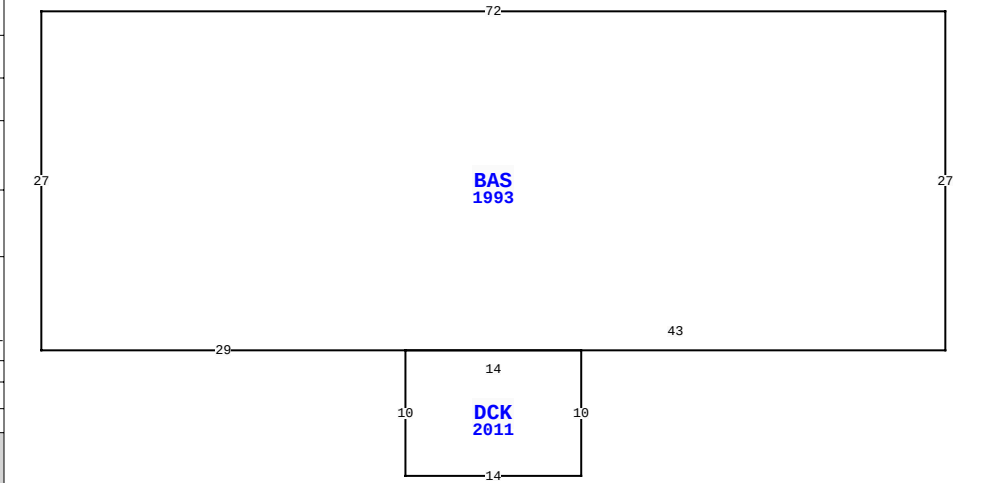
Quality	03	Quality Level 03
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	49,975
DCK	140	15	21	540

TOTALS	2,084		1,965	50,515
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	10	20	200.00	SF	20.10	20.10

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,965	113.0000	73.45	144,329	1995	1995	0	0	0 65.00	35.00	
1 M/H 93- - 100% - 1999				Heated Area: 1944				HX Base Yr 1999				



27626 W FOURTH AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,515
TOTAL MARKET OB/XF VALUE		804
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		81,319
SOH/AGL Deduction		29,931
ASSESSED VALUE		51,388
TOTAL EXEMPTION VALUE	HX HB WX	31,388
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		81,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2551/0441	3/30/2022	QC	U	I	11	100	
GRANTOR: HENDERSON ARTHUR & PA							
GRANTEE: HENDERSON PATRICIA							
0787/0349	3/13/1997	WD	Q	I		28,500	
GRANTOR: MCKINNON JEAN P							
GRANTEE: HENDERSON ARTHUR &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W72 S27 E29 DCK=[YR=2011] S10 E14 N10 W14S E43 N27\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	RM4	100.00	125.00	100.00