BLOCK 130 LOTS 8 THRU 12
TOWN OF HILLIARD

MCLAREN JASON & DEBORAH ANN
27082 WEST 5TH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0130-0080

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

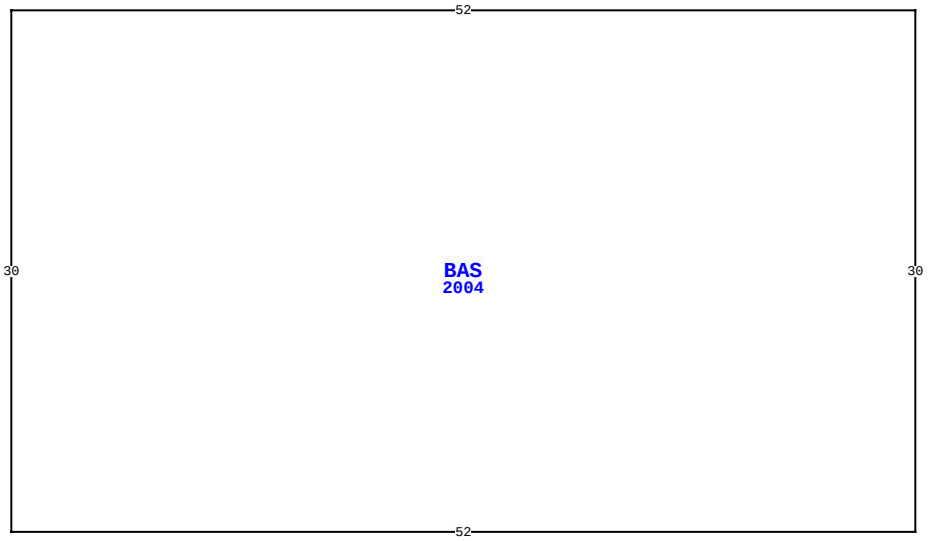
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	71,915
TOTALS	1,560		1,560	71,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	117.6000	82.32	128,419	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 1997 Heated Area: 1560 HX Base Yr 1997



27082 W FIFTH AVE, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,915
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		109,415
SOH/AGL Deduction		41,159
ASSESSED VALUE		68,256
TOTAL EXEMPTION VALUE	HX HB	43,256
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170168	REPAIR/RRF	0	09/25/2017
0405126	MH MOVE-ON	50,000	05/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/538	5/19/2023	QC	U	I	11	100
GRANTOR: MCLAREN DEBORAH A & J						
GRANTEE: MCLAREN JASON & DEB						
2402/0683	10/05/2020	WD	U	I	11	100
GRANTOR: MCLAREN DEBORAH A & J						
GRANTEE: MCLAREN DEBORAH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S30 E52 N30$.

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	000102	C	SFR/MH	100	0005	R2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 01/30/2018 BY TWX Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS