



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	27	PREFIN MTL 70		
Exterior Wall	31	HARDIE BRD 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	03	DIST HI 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,516	100	2,516	234,723
FOP	54	30	16	1,493

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,532	116.0544	104.74	265,202	1976	2000	0	0	0	10.93	89.07
1 SINGLE FAM - 0% - 2023												
Heated Area: 2516												
HX Base Yr												
BAS 1993												
FOP 1993												
27427 W FIRST AVE, HILLIARD												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				236,215			
TOTAL MARKET OB/XF VALUE				887			
TOTAL LAND VALUE - MARKET				60,000			
TOTAL MARKET VALUE				297,102			
SOH/AGL Deduction				0			
ASSESSED VALUE				297,102			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				297,102			
TOTAL JUST VALUE				297,102			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				209,434			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
20220302		REMODEL		0		10/11/2022	
20220253		REPAIR/RRF		0		08/08/2022	
3-0007B		REPAIR/RRF		429		03/08/1988	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1973		7/15/2022	WD	U	I	37	122,500
GRANTOR: BULLARD CHRISTINE E &							
GRANTEE: 3 FIVES LLC							
2536/0492		2/03/2022	QC	U	I	11	100
GRANTOR: BULLARD LUCAS D							
GRANTEE: BULLARD CHRISTINE E							
BUILDING NOTES							

TOTALS		2,570		2,532		236,215		27427 W FIRST AVE, HILLIARD					XF DATE		LAND DATE		
EXTRA FEATURES								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	0810	CONCRETE A	0	0	0	0	390.00	SF	6.50	6.50	100	1980	1980	3	35	887	