

BLOCK 119 LOTS 1 TO 6 &
13 TO 24
TOWN OF HILLIARD

MEAGHER JUDY R L/E/
27148 WEST FIFTH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0119-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

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Quality 03 Quality Level 03

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	1,408	100	1,408	80,101
USP	184	30	55	3,129
USP	192	30	58	3,299
UST	184	45	83	4,722
UST	80	45	36	2,048

TOTALS 2,048 1,640 93,300

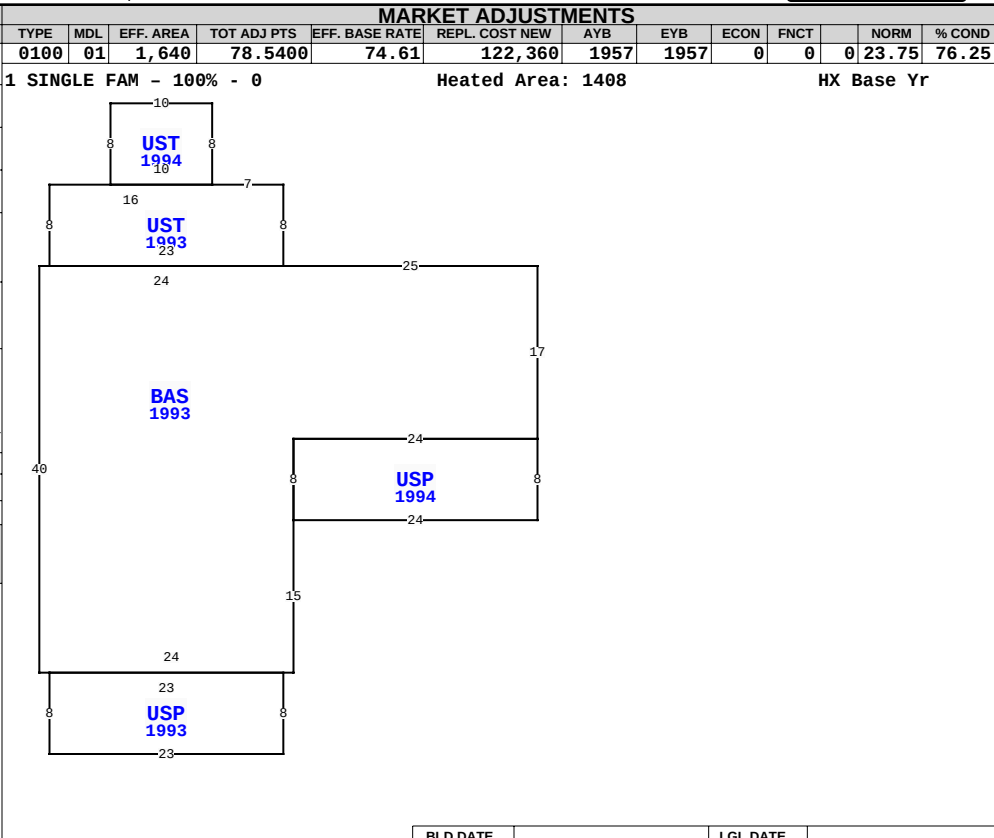
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1957	1957	3	20	700	
2	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	1957	1957	3	20	1,008	
3	0681	POLE SHED	0	100	10	14	140.00	SF	15.00	15.00	100	1957	1957	3	20	420	
4	0510	GARAGE WD-	0	100	30	50	1,500.00	SF	35.00	35.00	100	1978	1978	3	20	10,500	
5	0350	CARPORT WD	0	100	0	0	584.00	SF	8.58	8.58	100	1995	1995	3	20	1,002	
6	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1995	1995	3	20	386	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	RM-4	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							
2	000100	C	SFR	100	0006	RM-4	150.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							

REVIEW DATE 05/13/2022 BY TWA



27148 W FIFTH AV, HILLIARD

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

TOTAL OB/XF 14,016

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	RM-4	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							
2	000100	C	SFR	100	0006	RM-4	150.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							

Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000

NASSAU COUNTY PROPERTY PAGE 1 of 2 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,272
TOTAL MARKET OB/XF VALUE		14,016
TOTAL LAND VALUE - MARKET		162,000
TOTAL MARKET VALUE		291,288
SOH/AGL Deduction		186,178
ASSESSED VALUE		105,110
TOTAL EXEMPTION VALUE	HX HB SX WX	94,541
BASE TAXABLE VALUE		10,569
TOTAL JUST VALUE		291,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,344

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
9502032	CARPORT	2,300	02/22/1995
	MH MOVE-ON	16,324	04/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2719/1568	6/17/2024	LE U	I	11		100

GRANTOR: MEAGHER JUDY R
GRANTEE: MEAGHER SCOTT JOHN
0245/0659 8/01/1977 WD U I 18,000
GRANTOR:
GRANTEE:

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W25 UST=[YR=1993] N8 W7 UST=[YR=1994] N8 W10 S8 E10\$ W16 S8 E23\$ W24 S40 E1 USP=[YR=1993] S8 E23 N8 W23\$ E24 N15 USP=[YR=1994] E24 N8 W24 S8\$ N8 E24 N17\$.

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