BLOCK 124 LOTS 1 THRU 24
IN OR 2220/600
TOWN OF HILLIARD SEC 8-3N-24E

BROCK ZECHARIAH & STEPHANIE
27506 WEST 4TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0124-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

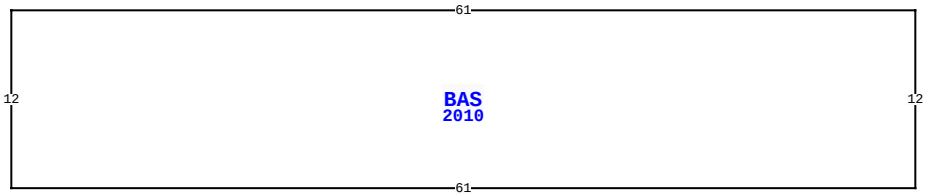
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	14,726
TOTALS	732		732	14,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	95.8000	67.06	49,088	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



27535 FIFTH AV, HILLIARD

BLD DATE	07/27/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,320
TOTAL MARKET OB/XF VALUE	27,560
TOTAL LAND VALUE - MARKET	162,000
TOTAL MARKET VALUE	289,880
SOH/AGL Deduction	38,280
ASSESSED VALUE	251,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,600
TOTAL JUST VALUE	289,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150111	GARAGE	0	11/05/2015
20150086	XFOB	5,000	08/17/2015
20150078	XFOB	4,000	07/30/2015
20120140	NEW CONSTR	0	10/26/2012
20120136	MH MOVE-ON	0	10/01/2012
20120036	DEMOLITION	0	03/26/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0600	8/28/2018	QC	U	I	11	80,000
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: BROCK ZECHARIAH & S						
2220/0597	8/27/2018	QC	U	I	11	100
GRANTOR: SW RENTALS INC						
GRANTEE: WILLIAMS SHARON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W61 S12 E61 N12$.

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
1	2810	MH SPACE	0	0	0	0	8.00	SF	2,400.00	2,400.00	100	0	0	3	100	19,200	
2	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00	100	2000	2000	3	28	168	
3	0752	USP	0	0	35	8	280.00	SF	15.00	15.00	100	2000	2000	3	28	1,176	
4	0751	UOP	0	0	28	9	252.00	SF	10.00	10.00	100	2008	2008	3	52	1,310	
5	0751	UOP	0	0	8	6	48.00	SF	10.00	10.00	100	2009	2009	3	56	269	
6	0751	UOP	0	0	12	6	96.00	SF	10.00	10.00	100	2007	2007	3	48	461	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
8	0751	UOP	0	0	10	7	70.00	SF	10.00	10.00	100	2000	2000	3	28	196	
9	2810	MH SPACE	0	0	0	0	1.00	SF	2,400.00	2,400.00	100	0	0	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 27,560

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	000200	C	MBL HM SUB	0	0006	RM-4	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							
2	000200	C	MBL HM SUB	0	0006	RM-4	275.00	125.00	275.00	FF		1.00	1.00	0.90	300.00	270.00	74,250							
3	000200	C	MBL HM SUB	0	0006	RM-4	25.00	125.00	25.00	FF		1.00	1.00	0.90	300.00	270.00	6,750							

REVIEW DATE 06/08/2021 BY TWA Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/06/2024 BY SYS

BLOCK 124 LOTS 1 THRU 24
IN OR 2220/600
TOWN OF HILLIARD SEC 8-3N-24E

BROCK ZECHARIAH & STEPHANIE
27506 WEST 4TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0124-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

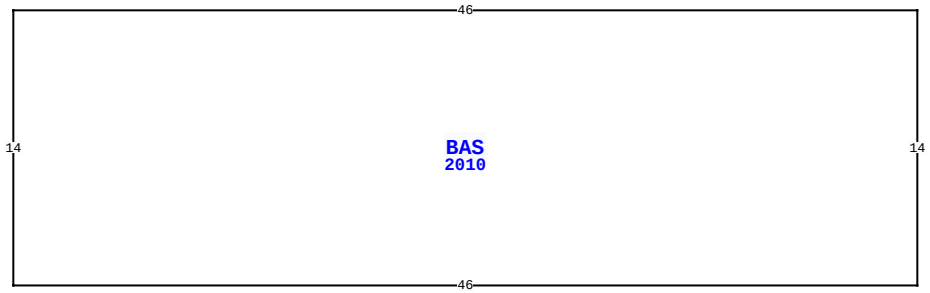
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	644	11,874
TOTALS	644		644	11,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	644	87.8000	61.46	39,580	1980	1980	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 644 HX Base Yr



BLD DATE	07/27/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

27535 FIFTH AV, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,320
TOTAL MARKET OB/XF VALUE	27,560
TOTAL LAND VALUE - MARKET	162,000
TOTAL MARKET VALUE	289,880
SOH/AGL Deduction	38,280
ASSESSED VALUE	251,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,600
TOTAL JUST VALUE	289,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0600	8/28/2018	QC	U	I	11	80,000
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: BROCK ZECHARIAH & S						
2220/0597	8/27/2018	QC	U	I	11	100
GRANTOR: SW RENTALS INC						
GRANTEE: WILLIAMS SHARON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W46 S14 E46 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/08/2021 BY TWA Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/06/2024 BY SYS

BLOCK 124 LOTS 1 THRU 24
IN OR 2220/600
TOWN OF HILLIARD SEC 8-3N-24E

BROCK ZECHARIAH & STEPHANIE
27506 WEST 4TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0124-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

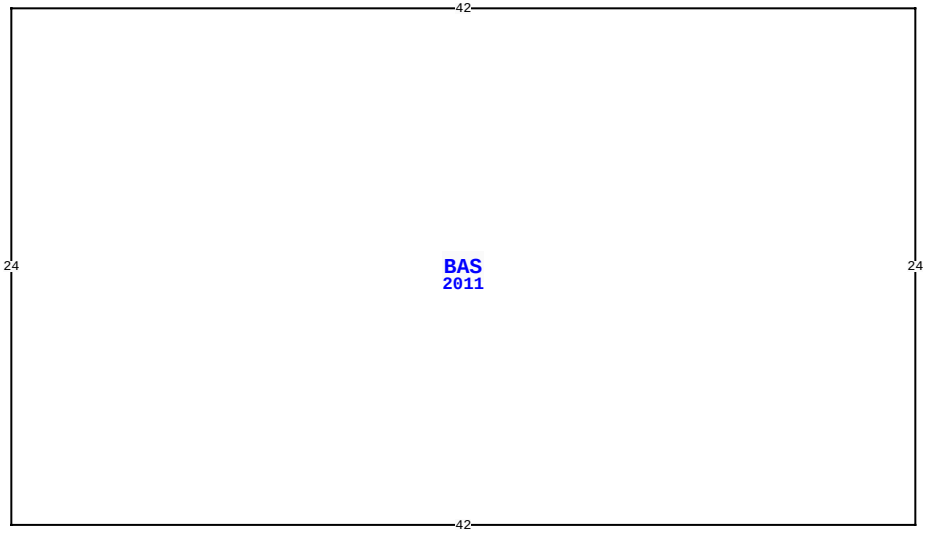
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	19,009
TOTALS	1,008		1,008	19,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,008	89.8000	62.86	63,363	1980	1980	0	0	0	70.00	30.00

6 M/H 93- – 0% - 0 Heated Area: 1008 HX Base Yr



27535 FIFTH AV, HILLIARD

BLD DATE	07/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,320
TOTAL MARKET OB/XF VALUE	27,560
TOTAL LAND VALUE - MARKET	162,000
TOTAL MARKET VALUE	289,880
SOH/AGL Deduction	38,280
ASSESSED VALUE	251,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,600
TOTAL JUST VALUE	289,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2220/0600	8/28/2018	QC	U	I	11	80,000
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: BROCK ZECHARIAH & S						
2220/0597	8/27/2018	QC	U	I	11	100
GRANTOR: SW RENTALS INC						
GRANTEE: WILLIAMS SHARON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W42 S24 E42 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/08/2021 BY TWA Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/06/2024 BY SYS

BLOCK 124 LOTS 1 THRU 24
IN OR 2220/600
TOWN OF HILLIARD SEC 8-3N-24E

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27506 WEST 4TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0124-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

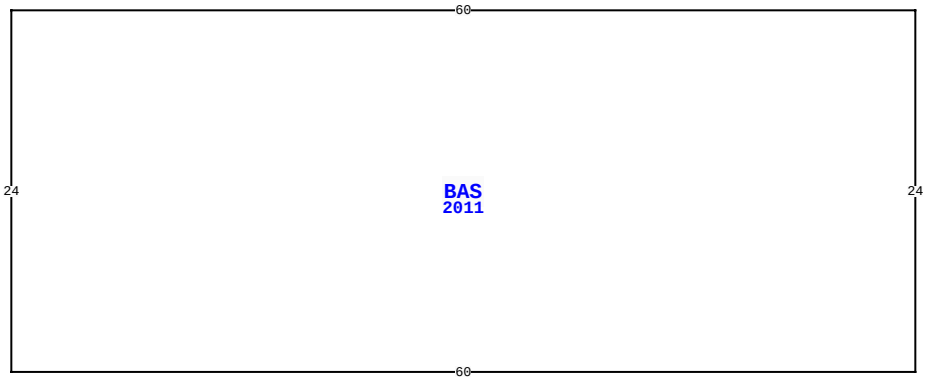
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	25,946
TOTALS	1,440		1,440	25,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	85.8000	60.06	86,486	1990	1990	0	0	0	70.00	30.00

7 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,320
TOTAL MARKET OB/XF VALUE	27,560
TOTAL LAND VALUE - MARKET	162,000
TOTAL MARKET VALUE	289,880
SOH/AGL Deduction	38,280
ASSESSED VALUE	251,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,600
TOTAL JUST VALUE	289,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0600	8/28/2018	QC	U	I	11	80,000
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: BROCK ZECHARIAH & S						
2220/0597	8/27/2018	QC	U	I	11	100
GRANTOR: SW RENTALS INC						
GRANTEE: WILLIAMS SHARON D &						

BLD DATE	07/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

27535 FIFTH AV, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S24 E60 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/08/2021 BY TWA Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/06/2024 BY SYS

BLOCK 124 LOTS 1 THRU 24
IN OR 2220/600
TOWN OF HILLIARD SEC 8-3N-24E

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HILLIARD, FL 32046

2024

08-3N-24-2380-0124-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

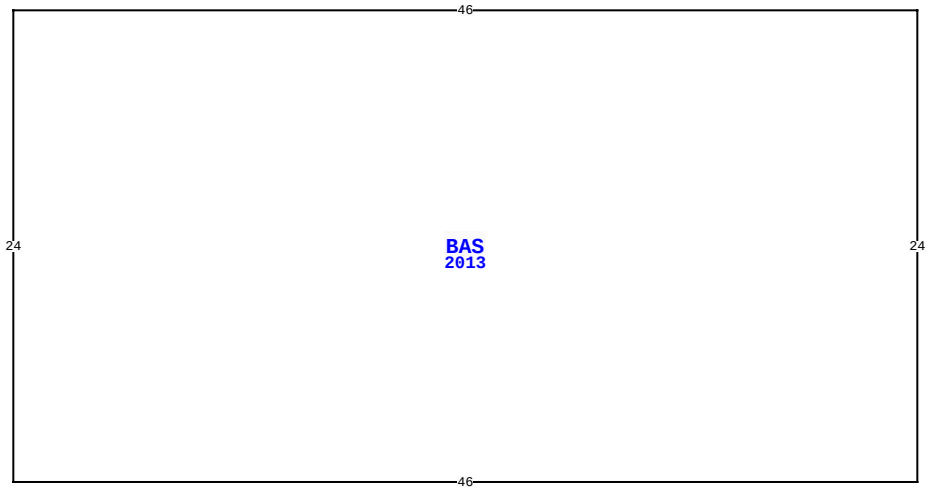
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	28,765
TOTALS	1,104		1,104	28,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	115.8000	86.85	95,882	1995	1995	0	0	0	70.00	30.00

8 M/H 94+ – 0% - 0 Heated Area: 1104 HX Base Yr



27535 FIFTH AV, HILLIARD

BLD DATE	07/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,320
TOTAL MARKET OB/XF VALUE	27,560
TOTAL LAND VALUE - MARKET	162,000
TOTAL MARKET VALUE	289,880
SOH/AGL Deduction	38,280
ASSESSED VALUE	251,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,600
TOTAL JUST VALUE	289,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0600	8/28/2018	QC	U	I	11	80,000
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: BROCK ZECHARIAH & S						
2220/0597	8/27/2018	QC	U	I	11	100
GRANTOR: SW RENTALS INC						
GRANTEE: WILLIAMS SHARON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W46 S24 E46 N24$.

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

REVIEW DATE 06/08/2021 BY TWA Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/06/2024 BY SYS