



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMMT 40
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
Occupancy	00	NONE 100

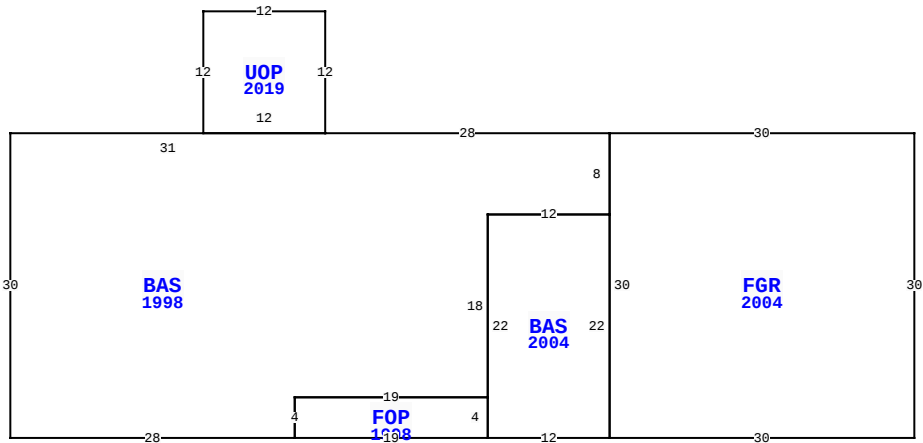
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	1,430	145,835
BAS	264	100	264	26,923
FGR	900	55	495	50,481
FOP	76	30	23	2,346
UOP	144	20	29	2,957
TOTALS	2,814		2,241	228,543

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	357.00	SF	6.50	6.50	
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	
3	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	
4	0811	CONCRETE B	0	100	24	21	504.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-2	100.00	125.00	100.00	FF	
2	000100	C	SFR	100	0006	R-2	50.00	125.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,241	118.9524	113.00	253,233	1998	2003	0	0	9.75	90.25
1 SINGLE FAM - 100% - 2023 Heated Area: 1694 HX Base Yr 2023											



27246 W FOURTH AVE, HILLIARD

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										228,543	
TOTAL MARKET OB/XF VALUE										12,629	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										286,172	
SOH/AGL Deduction										69,500	
ASSESSED VALUE										216,672	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										161,672	
TOTAL JUST VALUE										286,172	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										276,282	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220227	REPAIR/RRF	0	07/19/2022
0405124	GARAGE	9,072	05/03/2004
9712279	NEW CONSTR	61,368	12/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/1285	3/25/2022	WD	U	I	11	100	
GRANTOR: KELLY MICHAEL & KAREN							
GRANTEE: REID JEFFERY B & SU							
2550/0141	3/25/2022	WD	Q	I	01	309,000	
GRANTOR: KELLY MICHAEL & KAREN							
GRANTEE: REID JEFFERY BRIAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2004] W30 BAS=[YR=1998] W28 UOP=[YR=2019] N12 W12 S12 E12 \$ W31 S30 E28 FOP=[YR=1998] E19 BAS=[YR=2004] E12 N22 W12 S22 \$ N4 W19 S4 \$ N4 E19 N18 E12 N8 \$ S30 E30 N30 \$.											