

BLOCK 159 LOTS 1 TO 5 &
PT CL ALLEY IN OR 2712/1610
TOWN OF HILLIARD

HELHOSKI SYLVESTER V SR L/E/
27455 WEST SECOND AVENUE
HILLIARD, FL 32046

2024

08-3N-24-2380-0159-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 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	1,632	100	1,632	23,785
FEP	171	85	145	2,113
FSP	864	60	518	7,549
UDG	938	60	563	8,205
UEP	135	70	94	1,370
UGR	480	45	216	3,148
UOP	198	25	50	729
UST	72	55	40	583
TOTALS	4,490		3,258	47,482

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00	4.00	
2	0350	CARPORT WD	0	100	24	12	288.00	SF	9.36	9.36	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100	0006	R-2	125.00	137.00	125.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
0820	02	3,258	104.1000	72.87	237,410	1971	1971	0	0	25	70.00
1 M/H 93- - 100% - 2021 Heated Area: 1777 HX Base Yr 2021											

27455 W SECOND AVE, HILLIARD				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		47,482	
TOTAL MARKET OB/XF VALUE		7,445	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		92,427	
SOH/AGL Deduction		15,111	
ASSESSED VALUE		77,316	
TOTAL EXEMPTION VALUE		HX HB SX 77,316	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		92,427	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		89,331	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0302014	REPAIR/RRF	2,000	02/14/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2691/915	1/29/2024	LE	U	I	11
GRANTOR: HELHOSKI SYLVESTER VI					
GRANTEE: WEIGAND ANNE					
2364/1149	5/29/2020	WD	Q	I	01
GRANTOR: FISCHER PATSY					
GRANTEE: HELHOSKI SYLVESTER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2003] W8 UEP=[YR=1993] N9 W15 UST=[YR=1993] W8 FEP=[YR=1993] W19 UOP=[YR=1993] W22 S9 BAS=[YR=1993] W4 UGR=[YR=2003] W20 S24 E20N24\$ S24 E68 N24 W64\$ E22 N9\$ S9 E19 N9 \$ S9 E8 N9\$ S9 E15\$ S24 W76 S8 E84 N32\$ PTR=E15 UDG=[YR=1993] E20 S21 E2 S35 W10 N21 W12 N35\$ W15\$.											