BLOCK 177 LOTS 9 THRU 12
LESS R/W OR 192 PG 506
TOWN OF HILLIARD

BERENGUER LOPEZ FAMILY TRUST/BERENGUER EDWIN JR TR
27157 NEW FRONT ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0177-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

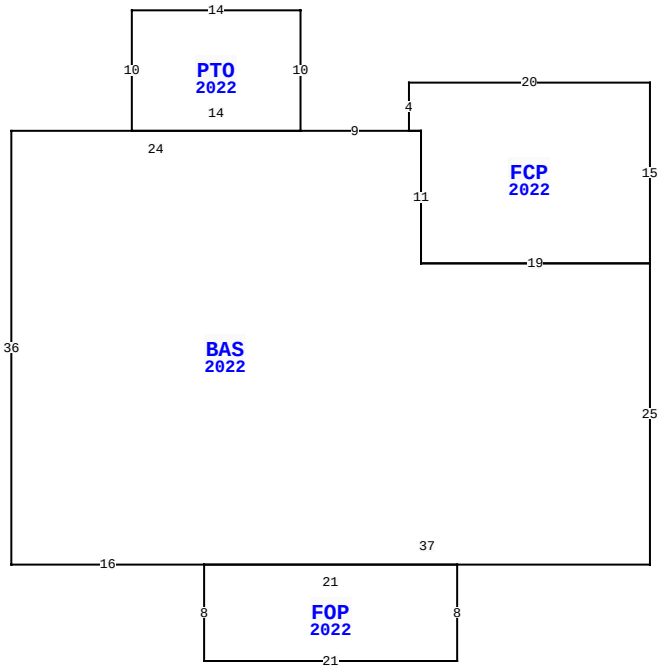
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100	1,699	212,171
FCP	289	25	72	8,991
FOP	168	30	50	6,244
PTO	140	5	7	874
TOTALS	2,296		1,828	228,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,828	99.9000	124.88	228,281	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 1699 HX Base Yr 2023



27157 NEW FRONT ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		228,281
TOTAL MARKET OB/XF VALUE		6,908
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		265,189
SOH/AGL Deduction		3,812
ASSESSED VALUE		261,377
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		206,377
TOTAL JUST VALUE		265,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220073	XFOB	0	03/11/2022
20210180	NEW CONSTR	0	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2654/590	7/17/2023	WD	U	I	11	100
GRANTOR: BERENGUER EDWIN JR						
GRANTEE: BERENGUER LOPEZ FAM						
2540/1475	2/18/2022	WD	Q	I	01	320,000
GRANTOR: WHITE THOMAS TRACEY						
GRANTEE: BERENGUER EDWIN JR						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W20 S4 BAS=[YR=2022] W9 PTO=[YR=2022] N10 W14 S10 E14$ W24 S36 E16 FOP=[YR=2022] S8 E21 N8 W21$ E37 N25 W19 N11 W1$ E1 S11 E19 N15$.

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	0812	CONCRETE C	0	100	0	0	1,227.00	SF	4.00	4.00	100	2022	2022	3	100	4,908	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,908

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	000115	C	SFR ACRES	100	0006	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 03/10/2022 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS