PT SE1/4 OF NE1/4
IN OR 1386/773
LYING SW'LY OF OR 2576/370

RICE DAVID JOHN & SHEILA KAY
27247 HALLMAN RD
HILLIARD, FL 32046

2025

05-3N-24-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HALLMAN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/20/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,900
TOTAL MARKET VALUE	63,900
SOH/AGL Deduction	17,040
ASSESSED VALUE	46,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,860
TOTAL JUST VALUE	63,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24238	CO ISSUED	0	04/20/2012
B25032	REMODEL	7,900	08/01/2011
B24621	XFOB	4,687	04/01/2011
B24621	XFOB	4,687	04/01/2011
P14639	OTHER	0	02/01/2011
E23250	ELEC OTHER	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/1184	12/14/2023	WD	Q	V	01	50,000
GRANTOR: FAHLGREN STEVEN M & K						
GRANTEE: RICE DAVID JOHN & S						
1386/773	1/26/2006	QC	Q	I	06	100
GRANTOR: DAVIS JOANN DRAWDY ET						
GRANTEE: FAHLGREN KIMBERLY &						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0		OR			1.42	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,900							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.42 Total Land Value: 63,900 Market: 0 Agricultural: 0 Common: 63,900 PRINTED 07/30/2025 BY SYS