PT OF N1/2 OF NE1/4
IN OR 2113/219

MCKENDREE JAMES B & RHONDA
27238 HALLMAN RD
HILLIARD, FL 32046

2025

05-3N-24-0000-0003-0020

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	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

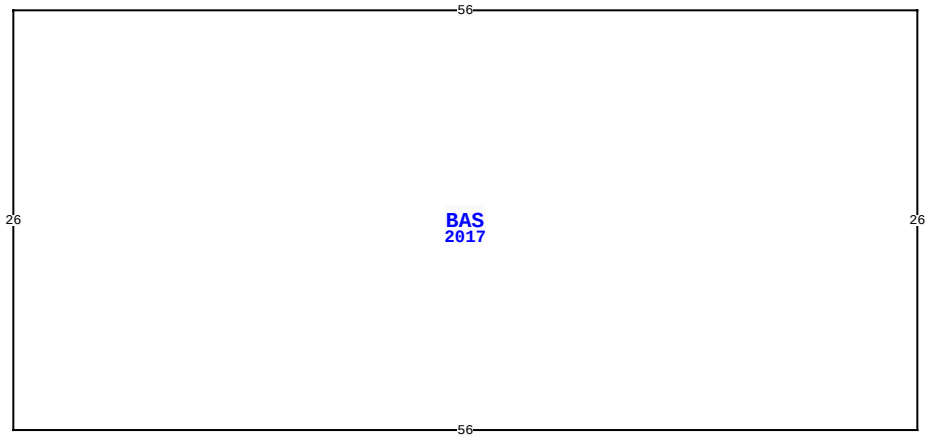
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2017	1,456	122,869
TOTALS	1,456			1,456	122,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.8000	99.28	144,552	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2018 Heated Area: 1456 HX Base Yr 2018



27238 HALLMAN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		135,053
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		202,553
SOH/AGL Deduction		84,275
ASSESSED VALUE		118,278
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,556
TOTAL JUST VALUE		202,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003814	MH MOVE-ON	0	06/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/0219	4/07/2017	WD	Q	V	01	22,500
GRANTOR: JONES KELLY L & LINDA						
GRANTEE: MCKENDREE JAMES B &						
1381/0621	1/12/2006	QC	Q	V	06	100
GRANTOR: LUCERO KIMBERLY J						
GRANTEE: JONES KELLY L & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W56 S26 E56 N26$.

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	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 04/14/2020 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS

PT OF N1/2 OF NE1/4
IN OR 2113/219

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27238 HALLMAN RD
HILLIARD, FL 32046

2025

05-3N-24-0000-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

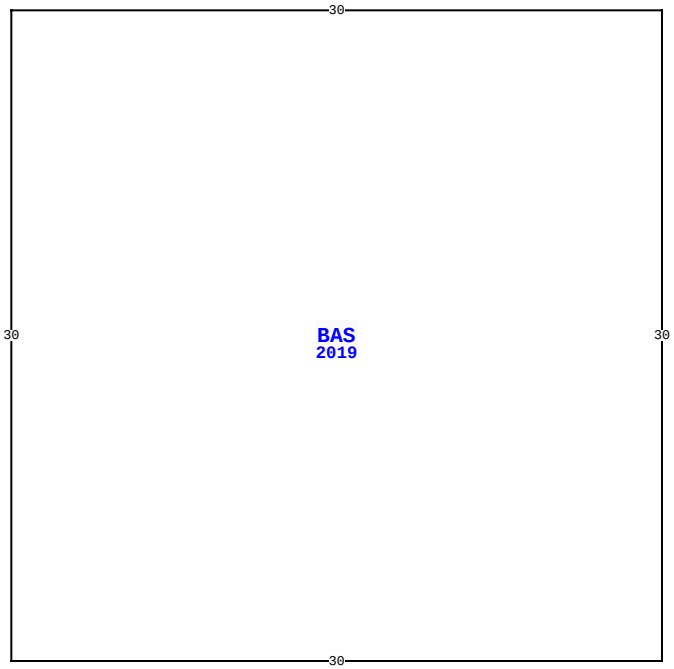
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2019	900	12,184
TOTALS	900			900	12,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	38.5020	14.25	12,825	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2018 Heated Area: 900 HX Base Yr 2018



27238 HALLMAN RD, HILLIARD

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XF DATE		LAND DATE	05/21/2025 MLU
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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S30 E30 N30$.

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 04/14/2020 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS