PUBLIC SQUARE BLK
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

TOWN OF HILLIARD
P O BOX 249
HILLIARD, FL 32046-0249

2025

08-3N-24-2380-00PS-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		17 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

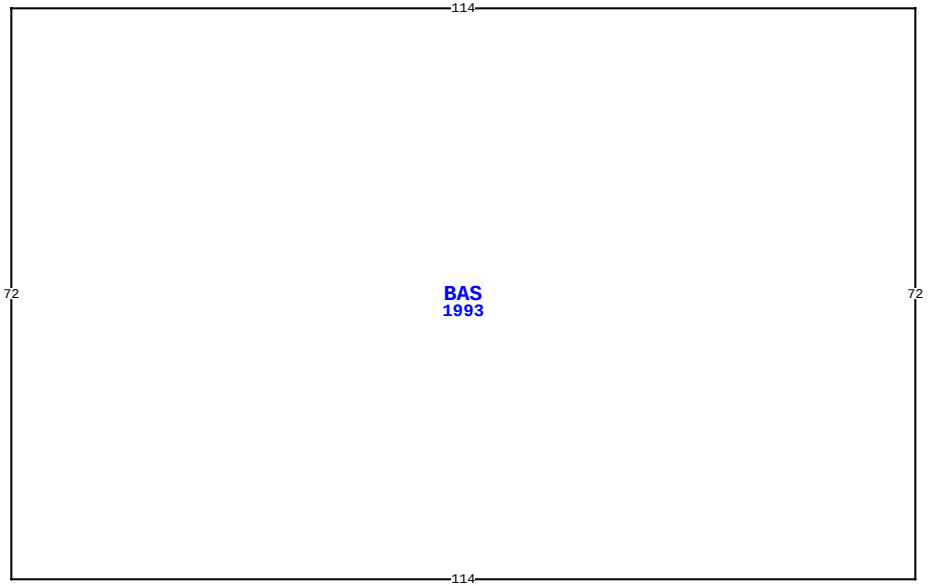
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,208	100	1993	8,208	333,820
TOTALS	8,208			8,208	333,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3403	04	8,208	66.2637	81.34	667,639	1934	1934	0	0	0	50.00	50.00

1 GYMNASIUM – 0% - 0 Heated Area: 8208 HX Base Yr



27596 SECOND AV, HILLIARD

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	05/22/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		345,430
TOTAL MARKET OB/XF VALUE		78,849
TOTAL LAND VALUE - MARKET		85,050
TOTAL MARKET VALUE		509,329
SOH/AGL Deduction		114,804
ASSESSED VALUE		394,525
TOTAL EXEMPTION VALUE	04	394,525
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		509,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0902023	XFOB	7,800	02/13/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W114 S72 E114 N72$.

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	1242	WD DECK A	0	0	0	0	106.00	SF	10.00	10.00	100	1985	1985	3	20	212	
2	0430	CL FNC 6B	0	0	1	0	391.00	LF	9.70	9.70	100	1980	1980	3	20	759	
3	0812	CONCRETE C	0	0	0	0	11,001.00	SF	4.00	4.00	100	2008	2008	3	88	38,724	
4	0812	CONCRETE C	0	0	0	0	5,739.00	SF	4.00	4.00	100	2009	2009	3	89	20,431	
5	0430	CL FNC 6B	0	0	0	0	1,168.00	LF	9.70	9.70	100	2009	2009	3	74	8,384	
6	0100	BAR-B-Q	0	0	0	0	3.00	UT	200.00	200.00	100	2009	2009	3	35	210	
7	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	2009	2009	3	92	322	
8	0097	AWNING CN	0	0	0	0	26.00	SF	65.00	65.00	100	2009	2009	3	52	879	
9	0351	CARPORT MT	0	0	60	20	1,200.00	SF	20.00	20.00	100	2008	2008	3	31	7,440	
10	0351	CARPORT MT	0	0	20	12	240.00	SF	20.00	20.00	100	2008	2008	3	31	1,488	

TOTAL OB/XF 78,849

LAND DESCRIPTION

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	008900	C	MUNICIPAL	0		R-2	0.00	0.00	1.89	AC		1.00	1.00	1.00	45,000.00	45,000.00	85,050							

REVIEW DATE 04/11/2022 BY KK Total Acres: 1.89 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 07/30/2025 BY SYS

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2025

08-3N-24-2380-00PS-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

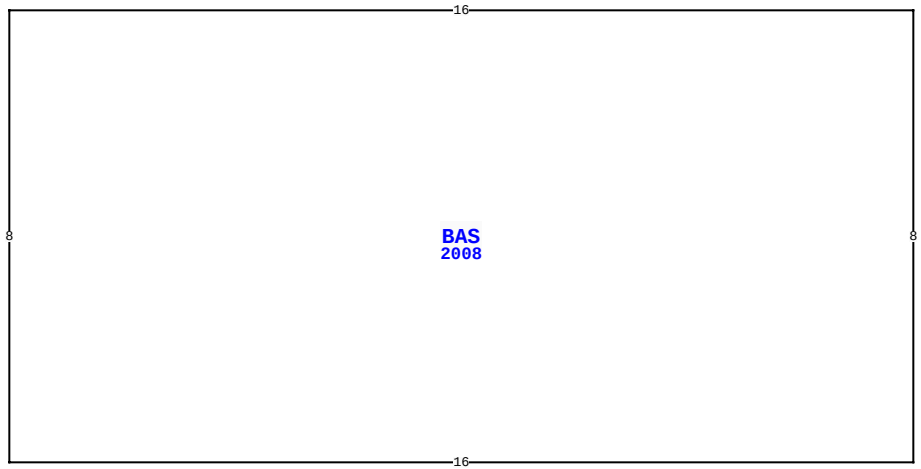
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100	2008	128	11,610
TOTALS	128			128	11,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	128	67.1895	113.38	14,513	2008	2008	0	0	0	20.00	80.00

2 RSTRM BLDG – 0% - 0 Heated Area: 128 HX Base Yr



27596 SECOND AV, HILLIARD

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 S8 E16 N8$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/11/2022 BY KK Total Acres: 1.89 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 07/30/2025 BY SYS