BLK 104 LOTS 7 THRU 12
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

VARNES FRANK
29894 CR 121
HILLIARD, FL 32046

2025

08-3N-24-2380-0104-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

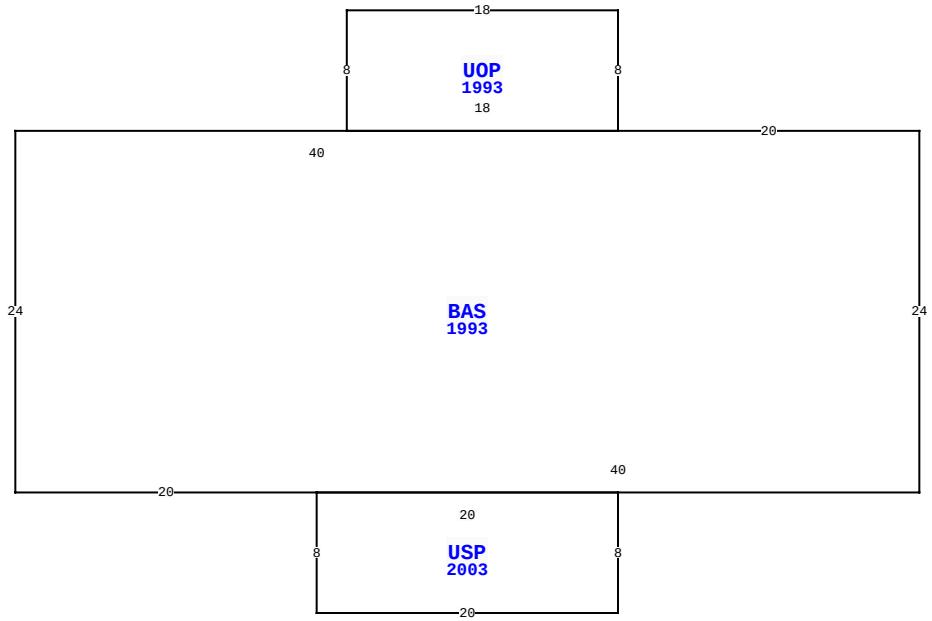
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	42,716
UOP	144	25	1993	36	1,068
USP	160	50	2003	80	2,373
TOTALS	1,744			1,556	46,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,556	123.6000	98.88	153,857	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr



27489 OHIO ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,157
TOTAL MARKET OB/XF VALUE	2,088
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	100,745
SOH/AGL Deduction	10,504
ASSESSED VALUE	90,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,241
TOTAL JUST VALUE	100,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2439/1845	3/05/2021	WD	U	I	11	100

GRANTOR: CHESSER FRANCES E
GRANTEE: VARNES FRANK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1993] N8 W18 S8 E18$ W40 S24 E20
USP=[YR=2003] S8 E20 N8 W20$ E40 N24$.

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	0681	POLE SHED	0	0	29	24	696.00	SF	15.00	15.00	100	1975	1975	3	20	2,088	

LAND DESCRIPTION

TOTAL OB/XF 2,088

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	0006	RM-4	150.00	125.00	150.00	FF		1.00	1.00	1.00	350.00	350.00	52,500							

REVIEW DATE 04/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS