BLOCK 120 LOTS 1 THRU 12
TOWN OF HILLIARD PB 1/23

ROOSA DEMING M
27171 INDIANA ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0120-0010

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	11	CLAY TILE 30
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
Quality	04	Quality Level 04

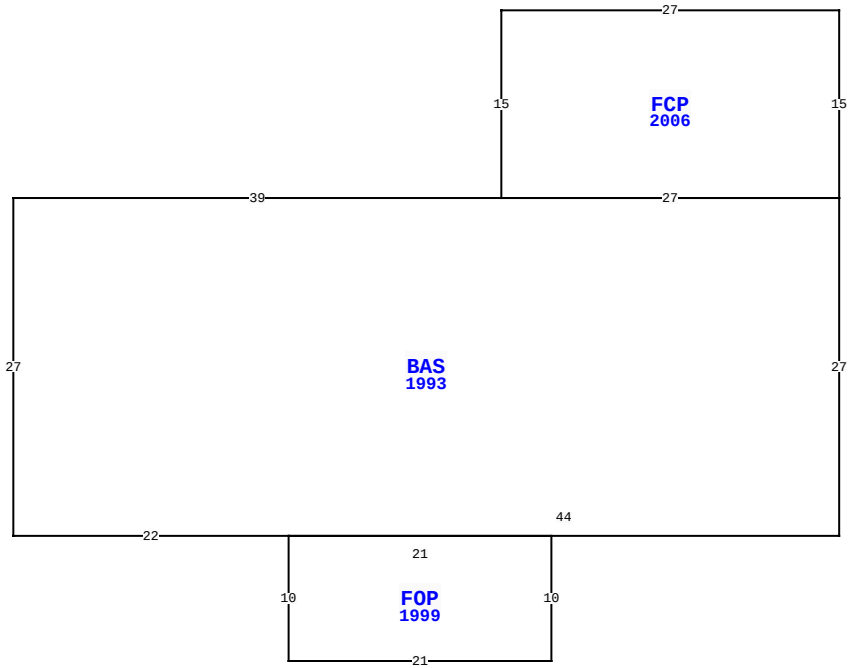
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	101,443
FCP	405	25	2006	101	5,749
FOP	210	30	1999	63	3,586
TOTALS	2,397			1,946	110,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,946	131.7800	105.42	205,147	1989	2005	0	0	0	46.00	54.00

1 M/H 93- – 0% - 2025 Heated Area: 1782 HX Base Yr



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

27171 INDIANA ST, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,957
TOTAL MARKET OB/XF VALUE	11,113
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	237,070
SOH/AGL Deduction	0
ASSESSED VALUE	237,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,070
TOTAL JUST VALUE	237,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-0865	GARAGE	8,000	03/01/2001
8908110	MH MOVE-ON	0	08/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/1496	7/26/2024	WD	Q	I	01	279,900
GRANTOR: WAHLMAN JUDITH ANNE P						
GRANTEE: ROOSA DEMING M						
2660/735	7/28/2023	WD	Q	I	01	260,000
GRANTOR: TESTI SAMI & RON						
GRANTEE: WAHLMAN JUDITH ANNE						

BUILDING NOTES

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
3	0812	CONCRETE C	0	0	0	0	1,878.00	SF	4.00	4.00	100	1991	1991	3	59.5	4,470	
5	0811	CONCRETE B	0	0	0	0	527.00	SF	5.20	5.20	100	2003	2003	3	82	2,247	
6	0811	CONCRETE B	0	0	0	0	681.00	SF	5.20	5.20	100	2008	2008	3	88	3,116	

BUILDING DIMENSIONS

FCP=[YR=2006] W27 S15 BAS=[YR=1993] W39 S27 E22
FOP=[YR=1999] S10 E21 N10 W21 $ E44 N27 W27 $ E27 N15 $.

LAND DESCRIPTION

TOTAL OB/XF 11,113

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	300.00	125.00	300.00	FF		1.00	1.00	1.00	350.00	350.00	105,000							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	04	Quality Level 04

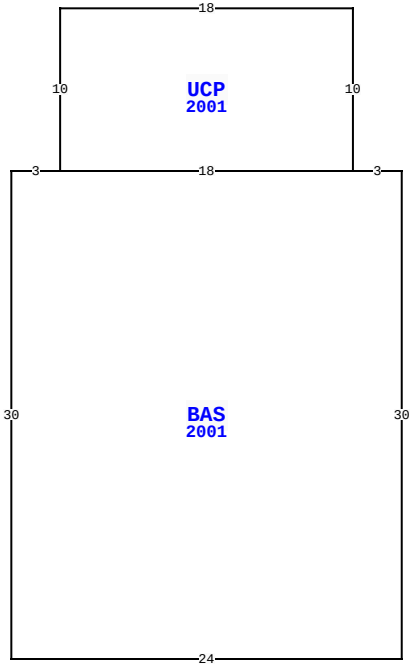
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2001	720	9,693
UCP	180	20	2001	36	484
TOTALS	900			756	10,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	756	57.7500	21.37	16,156	2001	2001	0	0	0	37.00	63.00

2 GARAGE RES – 0% - 2025 Heated Area: 720 HX Base Yr



27171 INDIANA ST, HILLIARD

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,070
TOTAL JUST VALUE	237,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: TESTI SAMI & RON						
GRANTEE: WAHLMAN JUDITH ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=50,10] E3 E18 E3 S30 W24 N30 $
UCP=[YR=2001;ORIG=53,10] N10 E18 S10 W18 $
.

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 04/07/2025 BY WWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS