BLOCK 122 LOTS 21 THRU 24
IN OR 2054/1893
TOWN OF HILLIARD

BERLIN CARL T SR & KATHRYN S
27660 W 4TH AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0122-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

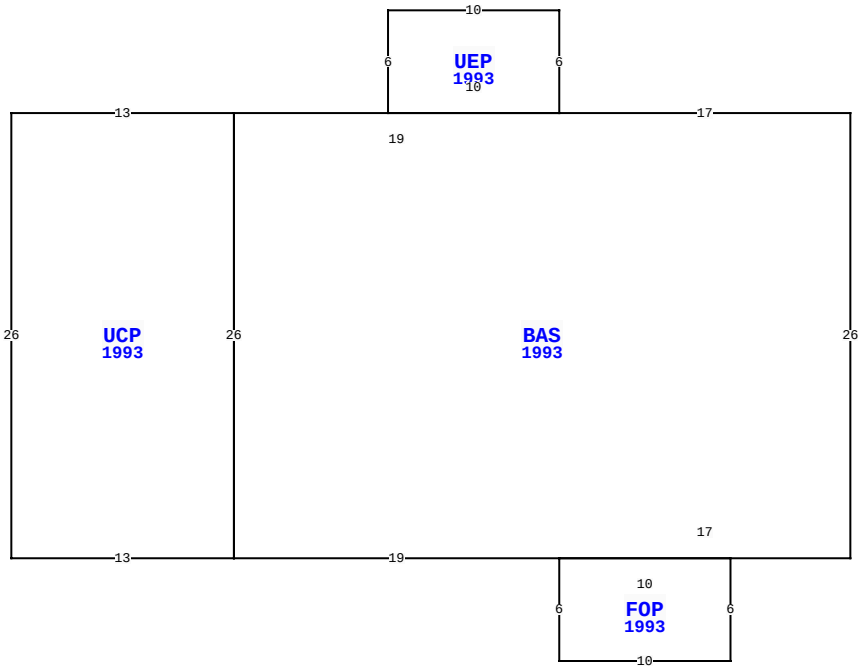
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	936	100	1993	936	81,067
FOP	60	30	1993	18	1,559
UCP	338	20	1993	68	5,889
UEP	60	60	1993	36	3,118
TOTALS	1,394			1,058	91,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,058	107.5900	107.59	113,830	1955	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2017 Heated Area: 936 HX Base Yr 2017



27660 W FOURTH AVE, HILLIARD

BLD DATE	04/08/2008 JH	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		91,633
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		126,633
SOH/AGL Deduction		48,603
ASSESSED VALUE		78,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,308
TOTAL JUST VALUE		126,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120143	SHED	0	11/01/2012
0711178	REPAIR/RRF	0	11/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2054/1893	6/20/2016	WD	Q	I	02	79,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: BERLIN CARL T SR &						
1976/1402	4/28/2015	CT	U	I	18	40,500
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UEP=[YR=1993] N6 W10 S6 E10$
W19UCP=[YR=1993] W13 S26 E13 N26 $ S26 E19 FOP=[YR=1993] S6
E10 N6 W10$ E17 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	0006	RM-4	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS