BLOCK 123 LOTS 1 2 3 4 & 5
TOWN OF HILLIARD

GEOGHAGAN MELISSA B
27254 W 5TH ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0123-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

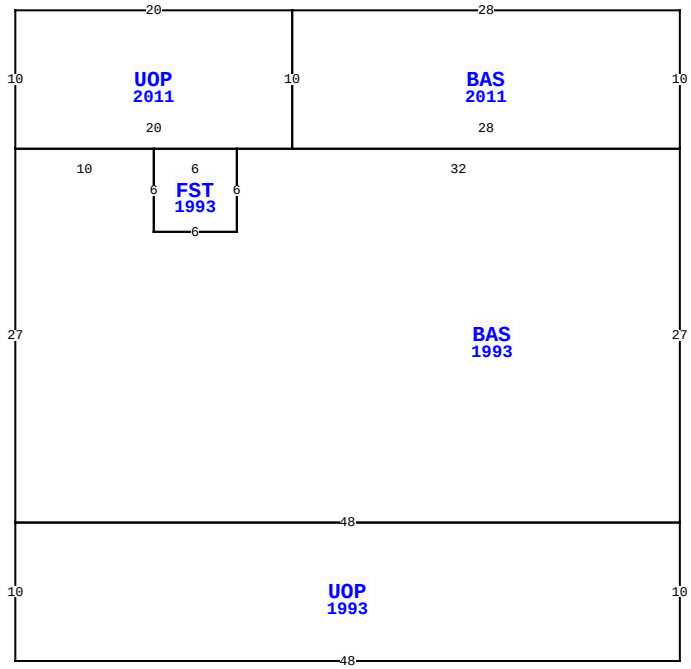
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	64,786
BAS	280	100	2011	280	14,397
FST	36	65	1993	23	1,182
UOP	480	25	1993	120	6,170
UOP	200	25	2011	50	2,571
TOTALS	2,256			1,733	89,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,733	123.6000	98.88	171,359	1989	2004	0	0	0	48.00	52.00

1 M/H 93- – 100% - 2016 Heated Area: 1540 HX Base Yr 2016



27254 W FIFTH AVE, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,107
TOTAL MARKET OB/XF VALUE		10,388
TOTAL LAND VALUE - MARKET		43,750
TOTAL MARKET VALUE		143,245
SOH/AGL Deduction		92,883
ASSESSED VALUE		50,362
TOTAL EXEMPTION VALUE	HX HB	25,362
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
50	ADDITION	1,200	04/20/1992
89-06-00	MH MOVE-ON	0	06/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/0052	6/26/2019	QC	U	I	11	100
GRANTOR: GEOGHAGAN DANIEL A						
GRANTEE: GEOGHAGAN MELISSA						
1970/1538	3/27/2015	WD	Q	I	02	55,000
GRANTOR: CONNER BILLY W & GRIS						
GRANTEE: GEOGHAGAN DANIEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W28 UOP=[YR=2011] W20 S10 BAS=[YR=1993] S27 UOP=[YR=1993] S10 E48 N10 W48$ E48 N27 W32 FST=[YR=1993] W6 S6 E6 N6$ S6 W6 N6 W10$ E20 N10$ S10 E28 N10$.

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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	1983	1983	3	20	643	
2	0811	CONCRETE B	0	100	0	0	1,707.00	SF	5.20	5.20	100	1995	1995	3	68	6,036	
3	0681	POLE SHED	0	100	16	9	144.00	SF	15.00	15.00	100	2013	2013	3	68	1,469	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 10,388

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	125.00	125.00	125.00	FF		1.00	1.00	1.00	350.00	350.00	43,750							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 07/30/2025 BY SYS