BLOCK 123 LOTS 13 THRU 16
IN OR 1771/354
R407906

BRANNAN CATHY
27562 FOURTH AVE W
HILLIARD, FL 32046

2025

08-3N-24-2380-0123-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 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
Quality	03	Quality Level 03

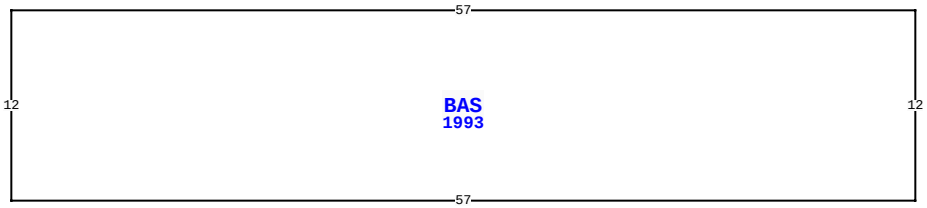
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	1993	684	14,151
TOTALS	684			684	14,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	684	86.2000	68.96	47,169	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2012 Heated Area: 684 HX Base Yr 2012



27562 W FOURTH AVE, 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		14,151
TOTAL MARKET OB/XF VALUE		1,582
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		50,733
SOH/AGL Deduction		27,205
ASSESSED VALUE		23,528
TOTAL EXEMPTION VALUE	HX HB	23,528
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		50,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		44,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090097	XFOB	2,475	11/12/2009
05-069	MH MOVE-ON	0	06/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1771/0354	12/30/2011	QC	U	I	11	100
GRANTOR: BRANNAN CONSTRUCTION						
GRANTEE: BRANNAN CATHY						
1050/1562	4/19/2002	QC	Q	I	01	28,000
GRANTOR: BRANNAN CATHY						
GRANTEE: BRANNAN CONSTRUCTIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S12 E57 N12$.

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	16	9	144.00	SF	20.10	20.10	100	100	100	3	20	579	
2	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	1995	1995	3	20	144	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2004	2004	3	21	859	

LAND DESCRIPTION

TOTAL OB/XF 1,582

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 11/09/2021 BY TW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS