

BROCK ZECHARIAH & STEPHANIE
5290 BIG ISLAND DR #1401
JACKSONVILLE, FL 32246

2025

08-3N-24-2380-0124-0010

[illegible]

BROCK ZECHARIAH & STEPHANIE
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JACKSONVILLE, FL 32246

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		25	MOD METAL 100		0820	02	644	87.8000	70.24	45,235	1980	1980	0	0	0	70.00	30.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		3 M/H 93- - 0% - 0													Heated Area: 644		HX Base Yr									
Roof Cover		01	MINIMUM 100		14 46 14 BAS 2010													BUILDING MARKET VALUE		114,377									
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE		27,277									
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET		175,500									
Interior Floo		08	SHT VINYL 30															TOTAL MARKET VALUE		317,154									
Air Condition		01	NONE 100															SOH/AGL Deduction		40,394									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		276,760									
Bedrooms			2 100															TOTAL EXEMPTION VALUE		0									
Bathrooms			1 100															BASE TAXABLE VALUE		276,760									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		317,154									
Stories		0	0 100															NCON VALUE		0									
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE		289,880																						
Quality		03	Quality Level 03																										
DOR CODE		2800	PARKING/MH LOT																										
MAP NUM			MKT AREA		06																								
NEIGHBORHOOD/LOC		6002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	644	100	2010	644	13,571																								
TOTALS		644		644	13,570																								
EXTRA FEATURES					27535 FIFTH AV, HILLIARD										BLD DATE 07/27/2015 KK				LGL DATE		04/29/2025 DC								
									XF DATE				LAND DATE																
									INC DATE				AG DATE																
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
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BLOCK 124 LOTS 1 THRU 24
IN OR 2220/600
TOWN OF HILLIARD SEC 8-3N-24E

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	2800	PARKING/MH LOT			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC	6002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2013	1,104	32,600

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,104	115.8000	98.43	108,667	1995	1995	0	0	70.00	30.00
8 M/H 94+ - 0% - 0 Heated Area: 1104 HX Base Yr											
24 46 24 46											
BAS 2013											
27535 FIFTH AV, HILLIARD											
BLD DATE 07/27/2015 KK LGL DATE 04/29/2025 DC											
XF DATE INC DATE											

NASSAU COUNTY PROPERTY											PAGE 5 of 5	3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										114,377		
TOTAL MARKET OB/XF VALUE										27,277		
TOTAL LAND VALUE - MARKET										175,500		
TOTAL MARKET VALUE										317,154		
SOH/AGL Deduction										40,394		
ASSESSED VALUE										276,760		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										276,760		
TOTAL JUST VALUE										317,154		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										289,880		
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