BLOCK 125 LOTS 16 THRU 18
TOWN OF HILLIARD
ESMT IN OR 2547-1750

HYERS LARRY CHARLES & GLORIA LYNN
27438 W 4TH AVENUE
HILLIARD, FL 32046

2025

08-3N-24-2380-0125-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
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	01	Quality Level 01

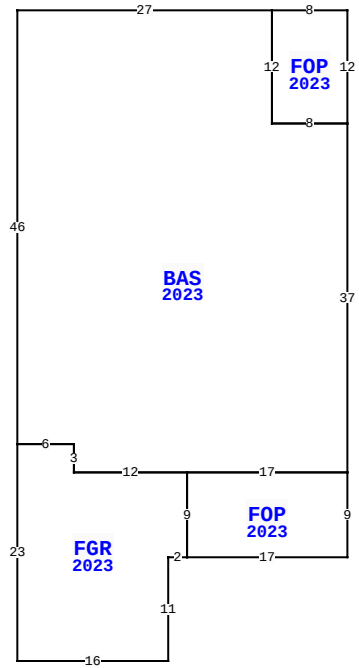
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2023	1,601	208,754
FGR	356	55	2023	196	25,556
FOP	96	30	2023	29	3,781
FOP	153	30	2023	46	5,998
TOTALS	2,206			1,872	244,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,872	98.7840	130.39	244,090	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1601 HX Base Yr



27438 W FOURTH AV, 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		244,090
TOTAL MARKET OB/XF VALUE		5,756
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		276,096
SOH/AGL Deduction		9,162
ASSESSED VALUE		266,934
TOTAL EXEMPTION VALUE	13	266,934
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		276,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220226			05/09/2023
20220226	NEW CONSTR	0	07/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/384	5/17/2023	SW	Q	I	01	326,500
GRANTOR: SE JONES CONTRUCTION						
GRANTEE: HYERS LARRY CHARLES						
2466/1703	5/14/2021	WD	U	V	37	89,000
GRANTOR: MARTINEZ BETTY S & FR						
GRANTEE: SE JONES CONTRUCTIO						

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
1	0811	CONCRETE B	0	100	0	0	1,107.00	SF	5.20	5.20	100	2024	2023		100	5,756	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=170,10] W27 S46 E6 S3 E12 E17 N37 W8 N12 $
FGR=[YR=2023;ORIG=149,56] W6 S23 E16 N11 E2 N9 W12 N3 $
FOP=[YR=2023;ORIG=178,59] W17 S9 E17 N9 $
FOP=[YR=2023;ORIG=178,10] W8 S12 E8 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,756

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		RM-4	75.00	125.00	75.00	FF		1.00	1.00	1.00	350.00	350.00	26,250							

REVIEW DATE 02/26/2025 BY WWA Total Acres: 0.00 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 07/30/2025 BY SYS