BLOCK 127 LOTS 21 THRU 24
TOWN OF HILLIARD
ESMT IN OR 2602-829

HARMON JACOB NATHANIEL/KOVAR KIMBERLY LILIAN
27326 W FOURTH AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0127-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Quality	01	Quality Level 01

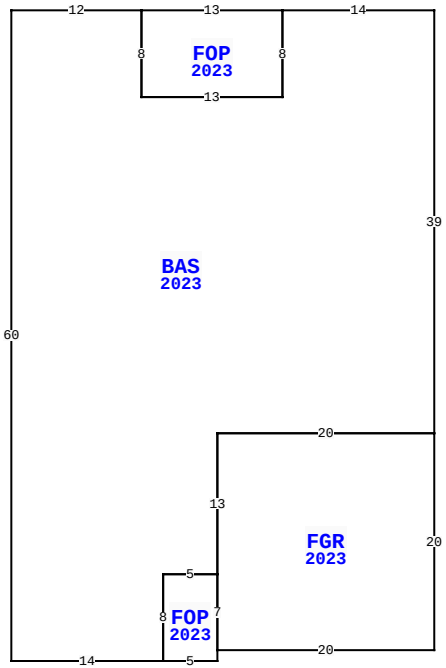
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	2023	1,776	221,236
FGR	400	55	2023	220	27,405
FOP	40	30	2023	12	1,495
FOP	104	30	2023	31	3,862
TOTALS	2,320			2,039	253,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,039	94.3740	124.57	253,998	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1776 HX Base Yr



27326 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	253,998
TOTAL MARKET OB/XF VALUE	4,633
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	293,631
SOH/AGL Deduction	0
ASSESSED VALUE	293,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,631
TOTAL JUST VALUE	293,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210253	NEW CONSTR	0	11/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1313	2/22/2023	WD	Q	I	02	285,000
GRANTOR: WJHFL LLC						
GRANTEE: HARMON JACOB NATHAN						
2523/1643	12/20/2021	WD	U	V	11	100
GRANTOR: COASTLAND GROUP LLC						
GRANTEE: WJHFL LLC						

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	0	0	0	891.00	SF	5.20	5.20	100	2024	2023		100	4,633	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=220,-120] W14 S8 W13 N8 W12 S60 E14 N8 E5 N13 E20 N39 $
FGR=[YR=2023;ORIG=220,-81] W20 S13 S7 E20 N20 $
FOP=[YR=2023;ORIG=206,-120] W13 S8 E13 N8 $
FOP=[YR=2023;ORIG=200,-68] W5 S8 E5 N1 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,633

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	0	0006	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 12/21/2022 BY WW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS