BLOCK 128 LOTS 1 THRU 6
IN OR 1552/1480
TOWN OF HILLIARD

CALHOUN MICHAEL G
27395 IOWA ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0128-0010

BUILDING CHARACTERISTICS

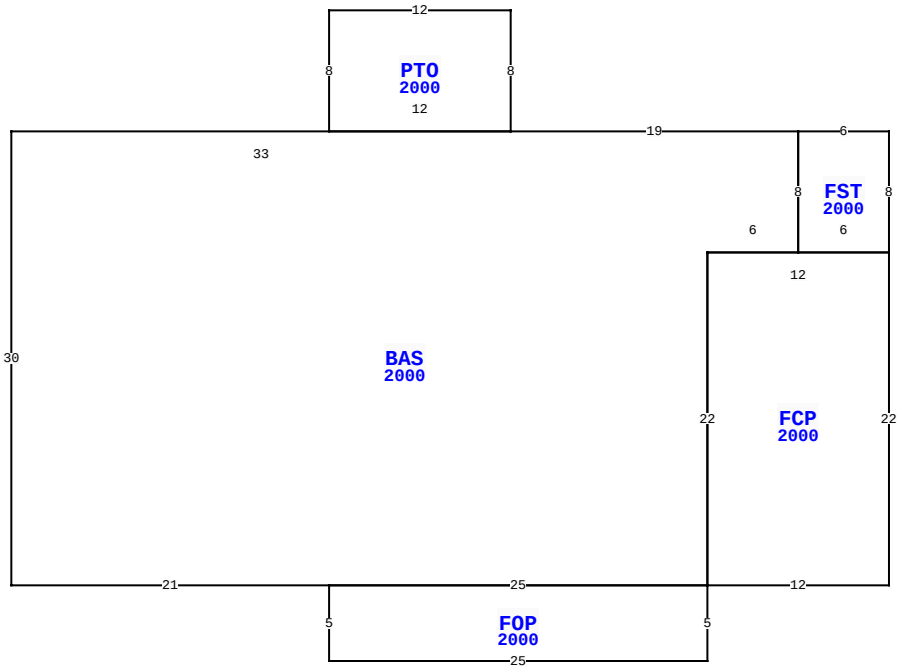
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,428	100	2000	1,428	164,166
FCP	264	25	2000	66	7,588
FOP	125	30	2000	38	4,369
FST	48	55	2000	26	2,989
PTO	96	5	2000	5	574
TOTALS	1,961			1,563	179,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,563	126.6840	126.68	198,001	2000	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1428 HX Base Yr 2023



27395 IOWA ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,216
TOTAL MARKET OB/XF VALUE		2,117
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		246,833
SOH/AGL Deduction		9,738
ASSESSED VALUE		237,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,373
TOTAL JUST VALUE		246,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210152	NEW SHED	0	08/04/2021
20190140	REPAIR/RRF	0	05/14/2019
20190030	REMODEL	0	01/28/2019
9902015	NEW CONSTR	45,000	02/01/1999
9804048	NEW CONSTR	0	04/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/1480	2/26/2008	WD	Q	I		150,000
GRANTOR: LAWRENCE RICHARD S &						
GRANTEE: CALHOUN MICHAEL G						
1397/0969	3/21/2006	WD	Q	I		135,000
GRANTOR: CORBITT MARKITA A & J						
GRANTEE: LAWRENCE RICHARD S						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2000] W6 BAS=[YR=2000] W19 PTO=[YR=2000] N8 W12 S8 E12$ W33 S30 E21 FOP=[YR=2000] S5 E25 N5 FCP=[YR=2000] E12 N22 W12 S22$ W25$ E25 N22 E6 N8$ S8 E6 N8$.

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	0810	CONCRETE A	0	100	0	0	423.00	SF	6.50	6.50	100	2000	2000	3	77	2,117	

LAND DESCRIPTION

TOTAL OB/XF 2,117

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	0005	R-2	150.00	125.00	150.00	FF		1.00	1.00	1.00	350.00	350.00	52,500							

REVIEW DATE 04/20/2022 BY TWX Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

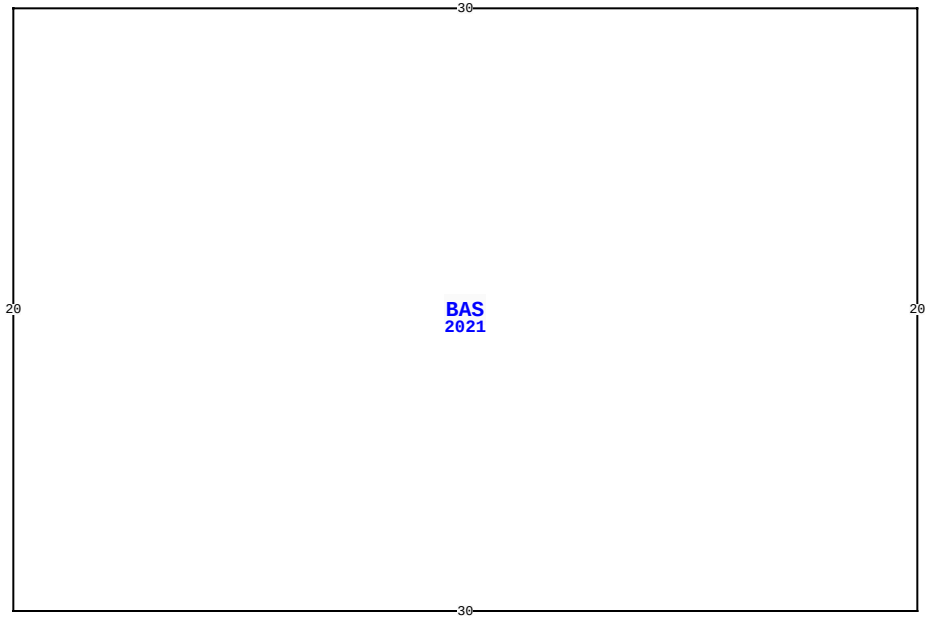
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2021	600	12,530
TOTALS	600			600	12,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	21.53	12,918	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2023 Heated Area: 600 HX Base Yr 2023



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S20 E30 N20$.

EXTRA FEATURES

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/20/2022 BY TWX Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS