BLOCK 128 LOTS 19 THRU 24
TOWN OF HILLIARD

REID JEFFERY BRIAN/STAFFORD SUSAN RAE
27246 W 4TH AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0128-0190

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	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

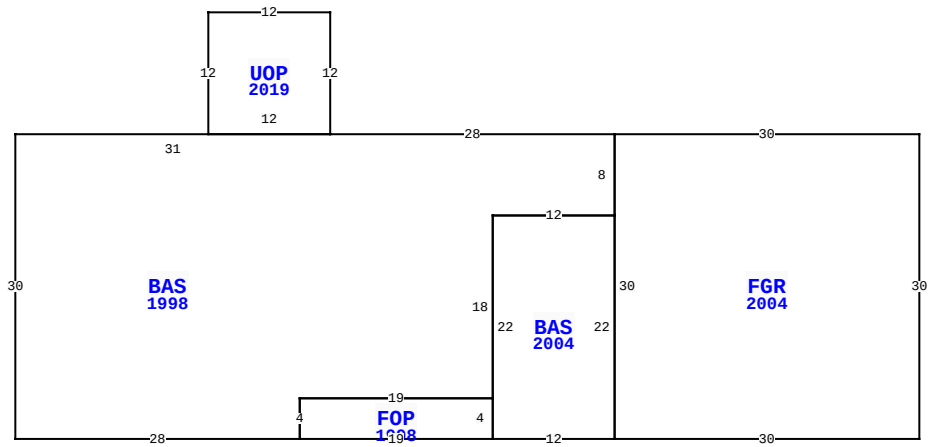
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	1998	1,430	152,664
BAS	264	100	2004	264	28,184
FGR	900	55	2004	495	52,845
FOP	76	30	1998	23	2,456
UOP	144	20	2019	29	3,096
TOTALS	2,814			2,241	239,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,241	118.9524	118.95	266,567	1998	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1694 HX Base Yr 2023



27246 W FOURTH AVE, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,244
TOTAL MARKET OB/XF VALUE		12,315
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		304,059
SOH/AGL Deduction		81,104
ASSESSED VALUE		222,955
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		167,233
TOTAL JUST VALUE		304,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220227	REPAIR/RRF	0	07/19/2022
0405124	GARAGE	9,072	05/03/2004
9712279	NEW CONSTR	61,368	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1285	3/25/2022	WD	U	I	11	100
GRANTOR: KELLY MICHAEL & KAREN						
GRANTEE: REID JEFFERY B & SU						
2550/0141	3/25/2022	WD	Q	I	01	309,000
GRANTOR: KELLY MICHAEL & KAREN						
GRANTEE: REID JEFFERY BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W30 BAS=[YR=1998] W28 UOP=[YR=2019] N12 W12 S12 E12 $ W31 S30 E28 FOP=[YR=1998] E19 BAS=[YR=2004] E12 N22 W12 S22 $ N4 W19 S4 $ N4 E19 N18 E12 N8 $ S30 E30 N30 $.

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	357.00	SF	6.50	6.50	100	1998	1998	3	73	1,694	
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2000	2000	3	27	4,536	
3	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	100	2004	2004	3	83	3,884	
4	0811	CONCRETE B	0	100	24	21	504.00	SF	5.20	5.20	100	2005	2005	3	84	2,201	

LAND DESCRIPTION

TOTAL OB/XF 12,315

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	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							
2	000100	C	RES	100	0006	R-2	50.00	125.00	50.00	FF		1.00	1.00	1.00	350.00	350.00	17,500							

REVIEW DATE 11/16/2022 BY WWX Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS