BLOCK 129 LOTS 21 THRU 24
IN OR 1208/117
TOWN OF HILLIARD

HOFFMAN JAMES DANIEL
PO BOX 845
HILLIARD, FL 32046-0818

2025

08-3N-24-2380-0129-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

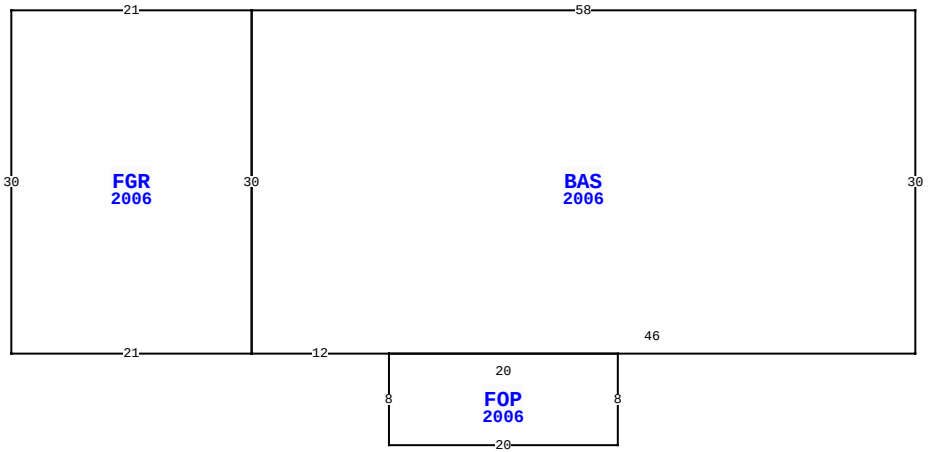
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,740	100	2006	1,740	213,838
FGR	630	55	2006	346	42,522
FOP	160	30	2006	48	5,899
TOTALS	2,530			2,134	262,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,134	102.3120	135.05	288,197	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 0 Heated Area: 1740 HX Base Yr



27334 MONTANA ST, 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		262,259
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		297,259
SOH/AGL Deduction		145,773
ASSESSED VALUE		151,486
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,764
TOTAL JUST VALUE		297,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1803	NEW CONSTR	91,520	06/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1208/0117	2/12/2004	QC	Q	V	01	100
GRANTOR: HOFFMAN JAMES						
GRANTEE: HOFFMAN JAMES DANIE						
0845/1886	8/21/1998	QC	Q	V	03	1,500
GRANTOR: TIITF/STATE OF FLORID						
GRANTEE: HOFFMAN JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W58 FGR=[YR=2006] W21 S30 E21 N30$ S30 E12
FOP=[YR=2006] S8 E20 N8 W20$ E46 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

LAND DESCRIPTION

TOTAL OB/XF 0

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							

REVIEW DATE 06/17/2024 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS