BLOCK 130 LOTS 8 THRU 12
TOWN OF HILLIARD

MITCHELL COREY
27082 WEST 5TH AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0130-0080

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
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	05	Quality Level 05

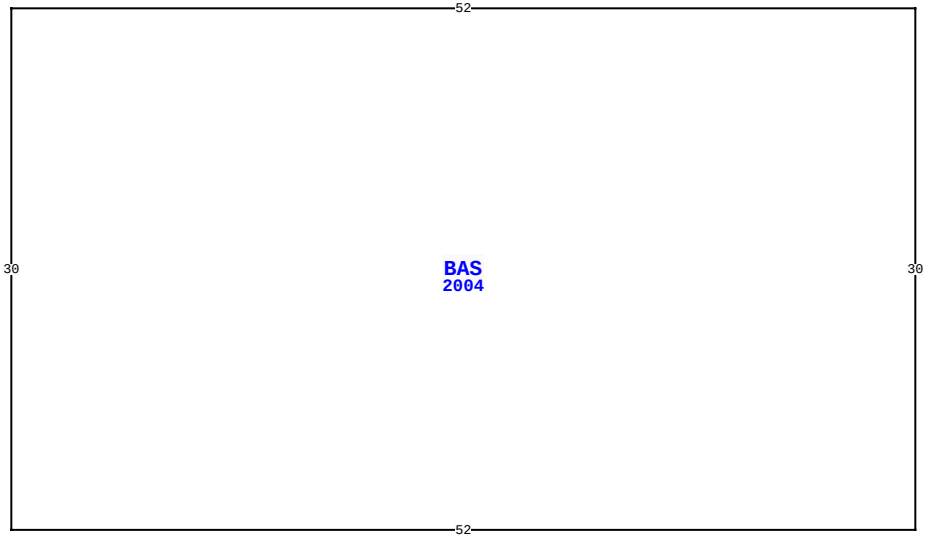
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2004	1,560	120,391
TOTALS	1,560			1,560	120,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	93.6000	79.56	124,114	2004	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2025 Heated Area: 1560 HX Base Yr 2025



27082 W FIFTH AVE, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,391
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,688
TOTAL MARKET VALUE		175,079
SOH/AGL Deduction		0
ASSESSED VALUE		175,079
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,357
TOTAL JUST VALUE		175,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170168	REPAIR/RRF	0	09/25/2017
0405126	MH MOVE-ON	50,000	05/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1910	2/21/2024	WD	Q	I	01	218,000
GRANTOR: MCLAREN JASON & DEBOR						
GRANTEE: MITCHELL COREY						
2643/538	5/19/2023	QC	U	I	11	100
GRANTOR: MCLAREN DEBORAH A & J						
GRANTEE: MCLAREN JASON & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S30 E52 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	0005	R-2	125.00	125.00	125.00	FF		1.00	1.00	1.25	350.00	437.50	54,688							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 0.00 Total Land Value: 54,688 Market: 0 Agricultural: 0 Common: 54,688 PRINTED 07/30/2025 BY SYS