

BLOCK 134 LOTS 1 THRU 4  
IN OR 853/1223  
TOWN OF HILLIARD

LAWSON ROBERT & JOSETTA  
27302 MONTANA STREET  
HILLIARD, FL 32046

2025

08-3N-24-2380-0134-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 100     |
| 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  | 03   | Quality Level 03 |
| 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       | 960              | 100         | 1999 | 960          | 98,215               |
| FOP       | 16               | 30          | 1999 | 5            | 512                  |
| FOP       | 192              | 30          | 1999 | 58           | 5,934                |
| FUS       | 384              | 100         | 1999 | 384          | 39,286               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,552 |  |  | 1,407 | 143,947 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 1242       | WD DECK A   | 0   | 100 | 20 | 8  | 160.00 | SF | 10.00 |                |       |
| 2              | 0510       | GARAGE WD-  | 0   | 100 | 20 | 22 | 440.00 | SF | 35.00 |                |       |
| 3              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 507.00 | SF | 5.20  |                |       |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 156.00 | SF | 6.50  |                |       |
| 5              | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 210.00 | LF | 32.00 |                |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | RES                  | 100 | 0006 | R-2      | 100.00 | 125.00 | 100.00      | FF        |     |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 10/13/2020 | BY | TWX |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                               |     |           |             |                |                |      |      |      |      |   |      |        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                                                                                                                                                                                                                                                                                                                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0100                                                                                                                                                                                                                                                                                                                                                                             | 01  | 1,407     | 113.3600    | 113.36         | 159,498        | 1999 | 2004 | 0    | 0    | 0 | 9.75 | 90.25  |  |
| 1 SINGLE FAM - 100% - 1999 Heated Area: 1344 HX Base Yr 1999                                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |      |      |      |      |   |      |        |  |
| <div><div><div>4</div><div>3</div><div>4</div><div>18</div><div>99</div></div><div><div>32</div><div>27</div><div>32</div><div>6</div><div>30</div></div><div><div>32</div><div>12</div><div>32</div><div>12</div><div>6</div></div><div><div>32</div><div>6</div><div>32</div><div>30</div><div>6</div></div></div> <div>BAS 1999</div> <div>FUS 1999</div> <div>FOP 1999</div> |     |           |             |                |                |      |      |      |      |   |      |        |  |

|                            |          |  |           |            |
|----------------------------|----------|--|-----------|------------|
| 27302 MONTANA ST, HILLIARD | BLD DATE |  | LGL DATE  |            |
|                            | XF DATE  |  | LAND DATE | 05/08/2025 |
|                            | INC DATE |  | AG DATE   | MLU        |

| 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 |
|-----|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 1242       | WD DECK A   | 0   | 100 | 20 | 8  | 160.00 | SF | 10.00 |                | 100       | 2002    | 2002        | 3 | 20     | 320             |       |
| 2   | 0510       | GARAGE WD-  | 0   | 100 | 20 | 22 | 440.00 | SF | 35.00 |                | 100       | 1997    | 1997        | 3 | 24     | 3,696           |       |
| 3   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 507.00 | SF | 5.20  |                | 100       | 1997    | 1997        | 3 | 72     | 1,898           |       |
| 4   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 156.00 | SF | 6.50  |                | 100       | 1999    | 1999        | 3 | 75     | 761             |       |
| 5   | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 210.00 | LF | 32.00 |                | 100       | 2006    | 2006        | 3 | 66     | 4,435           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 11,110      |  |  |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.00 | Total Land Value: 35,000 | Market: 0 | Agricultural: 0 | Common: 35,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 3              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 143,947   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 11,110    |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 35,000    |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 190,057   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 80,500    |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 109,557   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,722    |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 58,835    |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 190,057   |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 179,017   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20200033   | REPAIR/RRF  | 0      | 02/12/2020 |
| 11-168     | NEW CONSTR  | 82,100 | 11/20/1998 |
| 9804046    | GARAGE      | 0      | 04/02/1998 |
| 9903047    | NEW CONSTR  | 0      | 03/26/1998 |
| 9705171    | CARPORT     | 7,000  | 05/06/1997 |

| SALES DATA                   |            |              |        |        |           |               |       |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|-------|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |       |
| 0853/1223                    | 10/27/1998 | QC           | Q      | I      | 06        |               | 100   |
| GRANTOR: PARKS MARCIA A      |            |              |        |        |           |               |       |
| GRANTEE: LAWSON ROBERT & JOS |            |              |        |        |           |               |       |
| 0632/1043                    | 8/02/1991  | WD           | Q      | I      | 06        |               | 2,500 |
| GRANTOR: PENSA MARK & MARCIA |            |              |        |        |           |               |       |
| GRANTEE: PENSA MARCIA A      |            |              |        |        |           |               |       |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1999] W32 S3 FOP=[YR=1999] W4 S4 E4 N4 \$ S27<br>FOP=[YR=1999] S6 E32 N6 W32 \$ E32 N30 \$ PTR= E15<br>FUS=[YR=1999] E32 S12 W32 N12 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |