BLOCK 135 LOTS 6 7 4 & 5
IN OR 1174/430 & PT 1174/432
TOWN OF HILLIARD

WEBB PATRICIA
27275 MONTANA STREET
HILLIARD, FL 32046

2025

08-3N-24-2380-0135-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

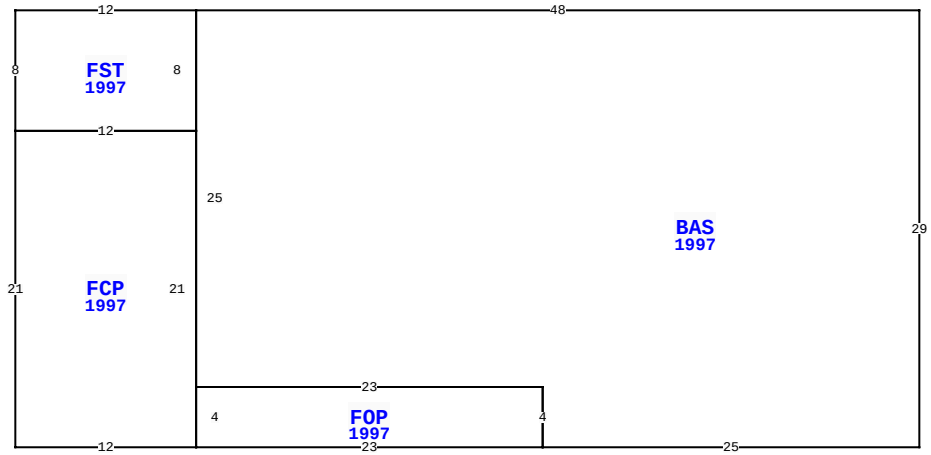
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,300	100	1997	1,300	119,496
FCP	252	25	1997	63	5,791
FOP	92	30	1997	28	2,573
FST	96	55	1997	53	4,872
TOTALS	1,740			1,444	132,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,444	114.2960	114.30	165,049	1997	1997	0	0	0	19.58	80.42

1 SINGLE FAM – 0% - 0 Heated Area: 1300 HX Base Yr



27243 W FOURTH AVE, 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	132,732
TOTAL MARKET OB/XF VALUE	2,035
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	169,767
SOH/AGL Deduction	441
ASSESSED VALUE	169,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,326
TOTAL JUST VALUE	169,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1174/0430	9/22/2003	WD	Q	I	01	100

GRANTOR: WEBB PATRICIA R

GRANTEE: WEBB WILEY & PATRIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 FST=[YR=1997] W12 S8 FCP=[YR=1997] S21 E12 FOP=[YR=1997] E23 N4 W23 S4 $ N21 W12 $ E12 N8 $ S25 E23 S4 E25 N29 $.

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	0811	CONCRETE B	0	0	0	0	559.00	SF	5.20	5.20	100	1996	1996	3	70	2,035	

LAND DESCRIPTION

TOTAL OB/XF 2,035

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	0	0006	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS