BLOCK 135 LOTS 8 THRU 19
PT OR 1174/432 & OR 1174/428
TOWN OF HILLIARD

WEBB PATRICIA
27275 MONTANA ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0135-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

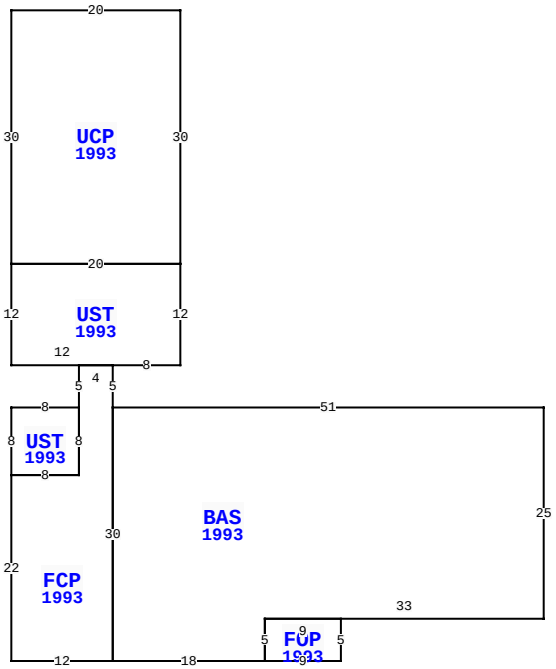
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 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	1,365	100	1993	1,365	120,393
FCP	316	25	1993	79	6,968
FOP	45	30	1993	14	1,235
UCP	600	20	1993	120	10,584
UST	64	45	1993	29	2,558
UST	240	45	1993	108	9,526
TOTALS	2,630			1,715	151,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,715	126.0000	126.00	216,090	1964	1984	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 0 Heated Area: 1365 HX Base Yr



27275 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		151,263
TOTAL MARKET OB/XF VALUE		5,808
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		262,071
SOH/AGL Deduction		159,467
ASSESSED VALUE		102,604
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		46,882
TOTAL JUST VALUE		262,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0303032	REPAIR/RRF	0	03/11/2003
0303032	REPAIR/RRF	0	03/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 FCP=[YR=1993] N5 UST=[YR=1993] E8 N12
UCP=[YR=1993] N30 W20 S30 E20$ W20 S12 E12$ W4 S5
UST=[YR=1993] W8 S8 E8 N8$ S8 W8 S22 E12 N30$ S30 E18
FOP=[YR=1993] E9 N5 W9 S5$ N5 E33 N25$.

EXTRA FEATURES

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	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
2	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1963	1963	3	20	4,368	

LAND DESCRIPTION

TOTAL OB/XF 5,808

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	175.00	125.00	175.00	FF		1.00	1.00	1.00	350.00	350.00	61,250							
2	000100	C	RES	100	0006	R-2	125.00	125.00	125.00	FF		1.00	1.00	1.00	350.00	350.00	43,750							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS