

BLOCK 137 LOTS 1 TO 4 INC
IN OR 2158/1275
TOWN OF HILLIARD

DICKINSON LORIE LYNN/KUNCHO KATIE LYNN
27302 MISSOURI ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0137-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	1	100
Frame	02	WOOD FRAME 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	1,140	100	1993	1,140	91,490
UOP	280	20	2012	56	4,494
UST	60	45	1993	27	2,167
UST	230	45	2012	104	8,346
TOTALS	1,710			1,327	106,497

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	10	17	170.00	SF	6.50
2	0810	CONCRETE A	0	100	24	9	216.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,327	113.0480	113.05	150,017	1975	1980	0	0	0	29.01	70.99
1 SINGLE FAM - 100% - 2018 Heated Area: 1140 HX Base Yr 2018												
27302 MISSOURI ST, HILLIARD												

TOTAL OB/XF												
1,846												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/08/2025												
MLU												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	106,497		
TOTAL MARKET OB/XF VALUE	1,846		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	143,343		
SOH/AGL Deduction	60,631		
ASSESSED VALUE	82,712		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	31,990		
TOTAL JUST VALUE	143,343		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	133,837		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200115	REPAIR/RRF	0	05/21/2020
9303019	REMODEL	900	03/11/1993
04-052	SWIM POOL	0	04/21/1992
03-0008	ADDITION	650	03/14/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2158/1275	11/16/2017	WD	U	I	30	24,500	
GRANTOR: KUNCHO KATIE LYNN F/K							
GRANTEE: KUNCHO KATIE LYNN &							
1855/1092	5/01/2013	WD	Q	I	02	55,000	
GRANTOR: WINGATE STEVEN BLAND							
GRANTEE: DICKINSON KATIE L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=2012] W10 UST=[YR=1993] W10 BAS=[YR=1993] W5									
UOP=[YR=2012] N8 W35 S8 E35\$ W35 S24 E50 N18 W10 N6\$ S6 E10									
N6\$ S23 E10 N23\$.									