BLOCK 137 LOTS 17 18 19 & 20
TOWN OF HILLIARD

PERRY CRYSTAL LYNN
27234 THIRD AVE W
HILLIARD, FL 32046

2025

08-3N-24-2380-0137-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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	01	Quality Level 01

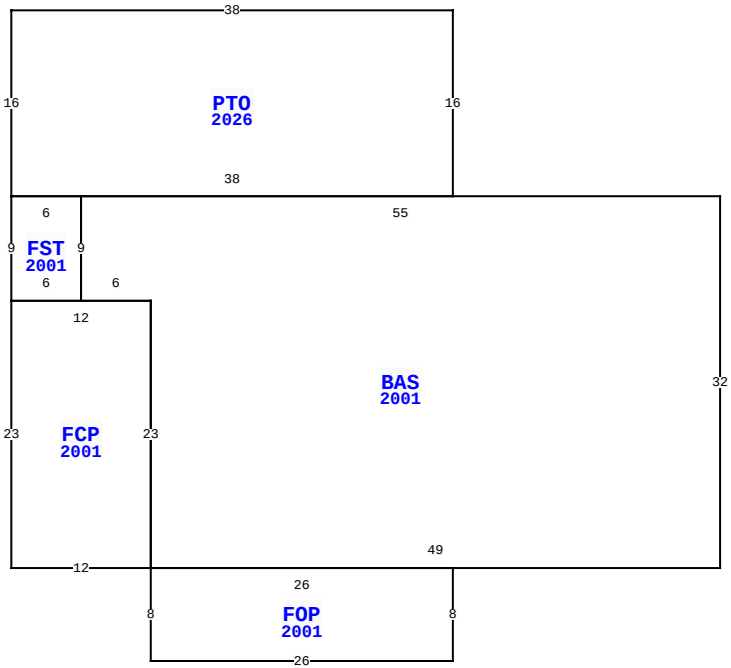
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100	2001	1,622	184,238
FCP	276	25	2001	69	7,838
FOP	208	30	2001	62	7,043
FST	54	55	2001	30	3,408
PTO	608	5	2026	30	3,408
TOTALS	2,768			1,813	205,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,813	98.9100	130.56	236,705	2001	2006	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2021 Heated Area: 1622 HX Base Yr 2021



27234 W THIRD 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		205,933
TOTAL MARKET OB/XF VALUE		2,382
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		243,315
SOH/AGL Deduction		46,047
ASSESSED VALUE		197,268
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,546
TOTAL JUST VALUE		243,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120058	SWIM POOL	1	05/08/2012
0004044	NEW CONSTR	0	04/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/1805	12/18/2020	WD	Q	I	01	225,000
GRANTOR: BRYANT KORY A & AUTUM						
GRANTEE: PERRY CRYSTAL LYNN						
2216/0880	8/02/2018	WD	Q	I	01	165,000
GRANTOR: SEELY KRISTI & CHAD						
GRANTEE: BRYANT KORY A & AUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W55 S9 E6 S23 E49 N32 $
FCP=[YR=2001;ORIG=-61,9] S23 E12 N23 W12 $
FOP=[YR=2001;ORIG=-49,32] S8 E26 N8 W26 $
FST=[YR=2001;ORIG=-55,0] W6 S9 E6 N9 $
PTO=[YR=2026;ORIG=-23,-16] W38 S16 E38 N16 $
.

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	100	42	12	504.00	SF	5.20	5.20	100	2001	2001	3	79	2,070	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2002	2002	3	80	312	

LAND DESCRIPTION

TOTAL OB/XF 2,382

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	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