BLOCK 138 LOTS 9 10 11 & 12
TOWN OF HILLIARD

CREWS AUBREY & TERRI
27301 MISSOURI ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0138-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

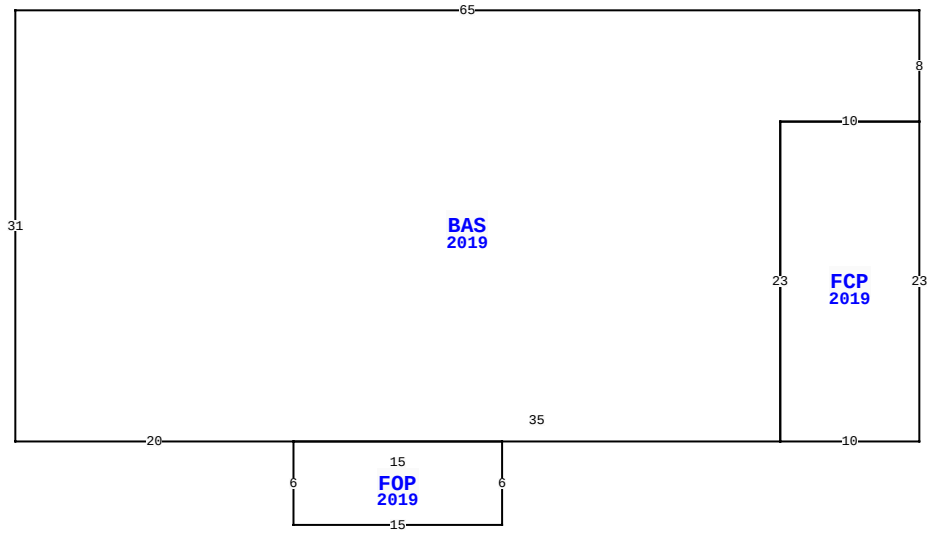
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,785	100	2019	1,785	268,255
FCP	230	25	2019	58	8,716
FOP	90	30	2019	27	4,057
TOTALS	2,105			1,870	281,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,870	116.1741	153.35	286,764	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1785 HX Base Yr 2020



27301 MISSOURI 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		281,029
TOTAL MARKET OB/XF VALUE		2,875
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		318,904
SOH/AGL Deduction		117,859
ASSESSED VALUE		201,045
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,323
TOTAL JUST VALUE		318,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180167	NEW CONSTR	0	08/30/2018
20180120	DEMOLITION	0	05/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2283/1936	6/20/2019	WD	Q	I	01	190,400
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: CREWS AUBREY & TERR						
2254/0698	1/31/2019	WD	Q	V	05	55,100
GRANTOR: TAYLOR MATT						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W65 S31 E20 FOP=[YR=2019] S6 E15 N6 W15$ E35
FCP=[YR=2019] E10 N23 W10 S23$ N23 E10 N8$.

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	0	0	570.00	SF	5.20	5.20	100	2019	2019	3	97	2,875	

LAND DESCRIPTION

TOTAL OB/XF 2,875

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	0006	RM-4	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 09/30/2019 BY TW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS