BLOCK 141 LOTS 13 THRU 15
TOWN OF HILLIARD PBK 1/23
ESMT IN OR 2572-144

NGUYEN HANG THI THUY
27484 W THIRD AVENUE
HILLIARD, FL 32046

2025

08-3N-24-2380-0141-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

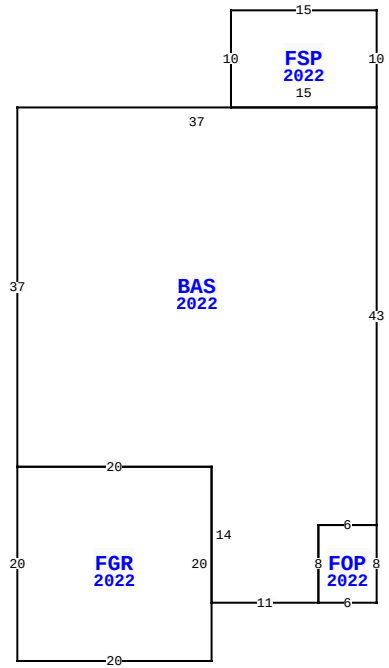
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,559	100	2022	1,559	201,548
FGR	400	55	2022	220	28,442
FOP	48	30	2022	14	1,810
FSP	150	40	2022	60	7,757
TOTALS	2,157			1,853	239,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,853	98.4312	129.93	240,760	2022	2022	0	0	0	0.50	99.50

2 SNGL FAM – 100% - 2023 Heated Area: 1559 HX Base Yr 2023



27484 W THIRD AVE, HILLIARD

BLD DATE		LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,556
TOTAL MARKET OB/XF VALUE		4,860
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		270,666
SOH/AGL Deduction		134,660
ASSESSED VALUE		136,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,284
TOTAL JUST VALUE		270,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220008	CO ISSUED	0	07/20/2022
20220008	NEW CONSTR	0	01/06/2022
20210247	DEMOLITION	0	11/18/2021
9806090	XFOB	4,200	06/01/1998
9503039	REMODEL	2,300	03/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1890	7/20/2022	WD	Q	I	05	329,000
GRANTOR: 34 M STREET LLC						
GRANTEE: NGUYEN HANG THI THU						
2508/1358	10/27/2021	QC	U	V	11	100
GRANTOR: REED CHARLES K & PATR						
GRANTEE: 34 M STREET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W37 S37 FGR=[YR=2022] S20 E20 N20 W20$ E20 S14 E11 FOP=[YR=2022] E6 N8 W6 S8$ N8 E6 N43$ FSP=[YR=2022] N10 W15 S10 E15$.

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	944.00	SF	5.20	5.20	100	2022	2022	3	99	4,860	

LAND DESCRIPTION

TOTAL OB/XF 4,860

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	75.00	125.00	75.00	FF		1.00	1.00	1.00	350.00	350.00	26,250							

REVIEW DATE 08/18/2022 BY WW Total Acres: 0.00 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 07/30/2025 BY SYS