BLOCK 147 LOTS 1 2 3 4 5 6
TOWN OF HILLIARD

ALLEN JAMES C & LESLIE S
27240 MISSOURI STREET
HILLIARD, FL 32046

2025

08-3N-24-2380-0147-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	10	TERRAZZO 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

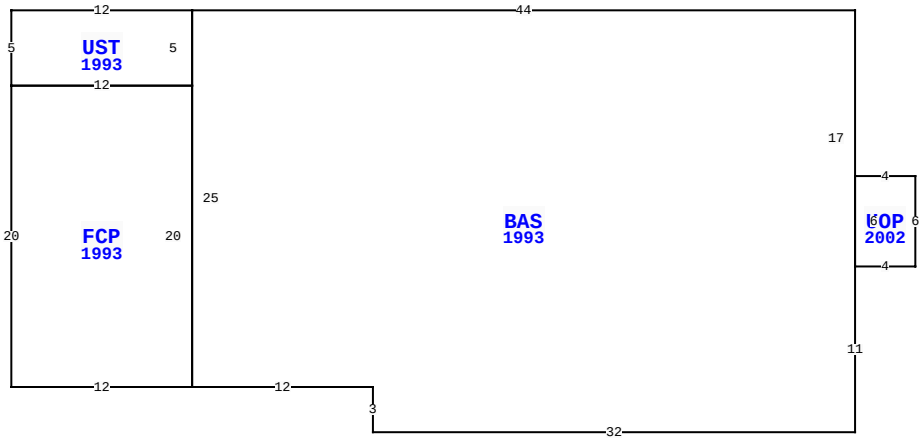
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	72,242
FCP	240	25	1993	60	3,624
UOP	24	20	2002	5	302
UST	60	45	1993	27	1,631
TOTALS	1,520			1,288	77,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	91.5200	91.52	117,878	1962	1962	0	0	0	34.00	66.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1196 HX Base Yr



27240 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	77,799
TOTAL MARKET OB/XF VALUE	12,134
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	142,433
SOH/AGL Deduction	0
ASSESSED VALUE	142,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,433
TOTAL JUST VALUE	142,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2596/0495	10/12/2022	WD	Q	I	05	225,000
GRANTOR: MCCULLOUGH JOHN T & D						
GRANTEE: ALLEN JAMES C & LES						
1141/1960	6/03/2003	WD	Q	I		73,000
GRANTOR: CRIBB JULIA C						
GRANTEE: MCCULLOUGH JOHN T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 UST=[YR=1993] W12 S5 FCP=[YR=1993] S20 E12 N20 W12 $ E12 N5 $ S25 E12 S3 E32 N11 UOP=[YR=2002] E4 N6 W4 S6 $ N17 $.

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	0511	GARAGE CB-	0	0	35	28	980.00	SF	40.00	40.00	100	1980	1980	3	30	11,760	
2	1242	WD DECK A	0	0	17	11	187.00	SF	10.00	10.00	100	1990	1990	3	20	374	

LAND DESCRIPTION

TOTAL OB/XF 12,134

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	0	0006	R-2	150.00	125.00	150.00	FF		1.00	1.00	1.00	350.00	350.00	52,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS