BLK 153 LOTS 1 & 2
IN OR 2191/409
TOWN OF HILLIARD S/D PBK 1/23

B Y FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

2025

08-3N-24-2380-0153-0010

BUILDING CHARACTERISTICS

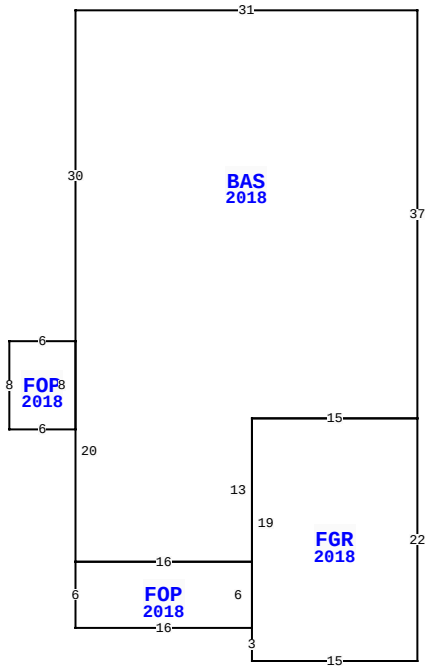
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,355	100	2018	1,355	175,625
FGR	330	55	2018	182	23,589
FOP	48	30	2018	14	1,815
FOP	96	30	2018	29	3,759
TOTALS	1,829			1,580	204,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,580	102.8160	135.72	214,438	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 0 Heated Area: 1355 HX Base Yr



27049 W SECOND AVE, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	204,788
TOTAL MARKET OB/XF VALUE	5,870
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	228,158
SOH/AGL Deduction	5,422
ASSESSED VALUE	222,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,736
TOTAL JUST VALUE	228,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180191	NEW CONSTR	0	09/06/2018
0304067	MH MOVE-ON	0	04/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/0409	4/16/2018	WD	U	V	11	100
GRANTOR: LAYDEN FRANCIS M JR						
GRANTEE: B Y FRANKLIN PROPER						
2141/1955	8/17/2017	SW	U	I	18	23,300
GRANTOR: TOWN OF HILLIARD						
GRANTEE: LAYDEN FRANCIS M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W31 S30 FOP=[YR=2018] W6 S8 E6 N8$ S20
FOP=[YR=2018] S6 E16 FGR=[YR=2018] S3 E15 N22 W15 S19$ N6
W16$ E16 N13 E15 N37$.

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	0812	CONCRETE C	0	0	0	0	1,513.00	SF	4.00	4.00	100	2018	2018	3	97	5,870	

LAND DESCRIPTION

TOTAL OB/XF 5,870

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-3	50.00	125.00	50.00	FF		1.00	1.00	1.00	350.00	350.00	17,500							

REVIEW DATE 05/17/2019 BY TW Total Acres: 0.00 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 07/30/2025 BY SYS