BLK 154 LOTS 1 THRU 12
TOWN OF HILLIARD S/D PBK 1/23
{R583882}

ISHAM ROBERT J & ALANA
27146 WEST 2ND AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0154-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

27130 KENTUCKY ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	94,500
TOTAL MARKET VALUE	94,500
SOH/AGL Deduction	5,400
ASSESSED VALUE	89,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,100
TOTAL JUST VALUE	94,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200252	DEMOLITION	0	12/01/2020
9212127	XFOB	600	12/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0755/1016	3/29/1996	QC	Q	I	01	100

GRANTOR: CRAWFORD GRACE L

GRANTEE: ISHAM ROBERT & ALAN

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	300.00	125.00	300.00	FF		1.00	1.00	0.90	350.00	315.00	94,500							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 07/30/2025 BY SYS