BLOCK 156 LOTS 13 THRU 16
IN OR 1945/1716
TOWN OF HILLIARD

NICKS AUTUMN M
27216 W FIRST AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0156-0130

BUILDING CHARACTERISTICS

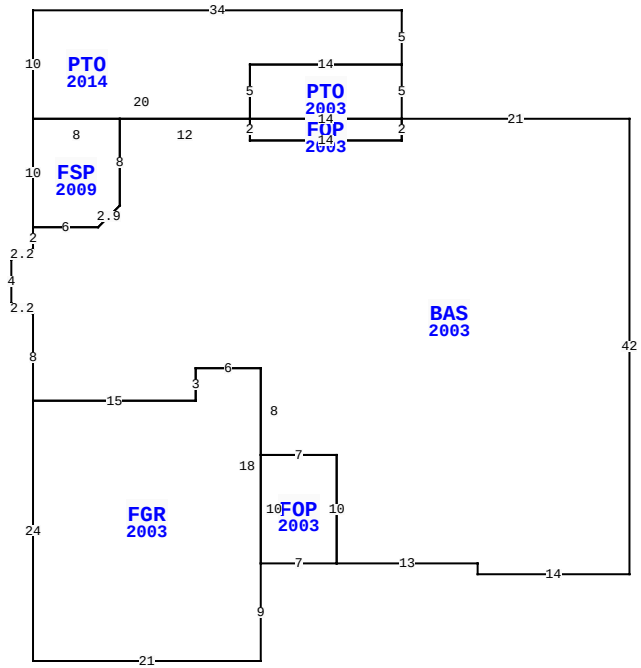
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,770	100	2003	1,770	196,007
FGR	522	55	2003	287	31,782
FOP	28	30	2003	8	886
FOP	70	30	2003	21	2,325
FSP	78	40	2009	31	3,433
PTO	70	5	2003	4	443
PTO	270	5	2014	14	1,550
TOTALS	2,808			2,135	236,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,135	99.5778	131.44	280,624	2003	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2015 Heated Area: 1770 HX Base Yr 2015



27216 W FIRST 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		236,426
TOTAL MARKET OB/XF VALUE		11,272
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		282,698
SOH/AGL Deduction		125,939
ASSESSED VALUE		156,759
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,037
TOTAL JUST VALUE		282,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/1716	10/30/2014	WD	Q	I	01	140,000
GRANTOR: BURNSED-NELSON NATALI						
GRANTEE: NICKS AUTUMN M						
1700/0271	9/16/2010	WD	U	I	11	128,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BURNSED NATALIE N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 PTO=[YR=2003] N5 PTO=[YR=2014] N5 W34 S10 FSP=[YR=2009] S10 E6 U2 R2 N8 W8$ E20 N5 E14$ W14 S5 FOP=[YR=2003] S2 E14 N2 W14$ E14$ S2 W14 N2 W12 S8 D2 L2 W6 S2 D1 L2 S4 R2 D1 S8 FGR=[YR=2003] S24 E21 N9 FOP=[YR=2003] E7 N10 W7 S10$ N18 W6 S3 W15$ E15 N3 E6 S8 E7 S10 E13 S1 E14 N42 $.

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	100	0	0	1,203.00	SF	4.00	4.00	100	2003	2003	3	82	3,946	
2	1127	BRICK 8"	0	100	10	3	30.00	SF	11.00	11.00	100	2003	2003	3	95	314	
3	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2013	2013	3	83	7,012	

LAND DESCRIPTION

TOTAL OB/XF 11,272

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	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS