BLOCK 156 LOTS 21 22 23 & 24
IN OR 1861/1004
TOWN OF HILLIARD

MORGAN TIFFANY MICHELE
27258 FIRST AVE W
HILLARD, FL 32046

2025

08-3N-24-2380-0156-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

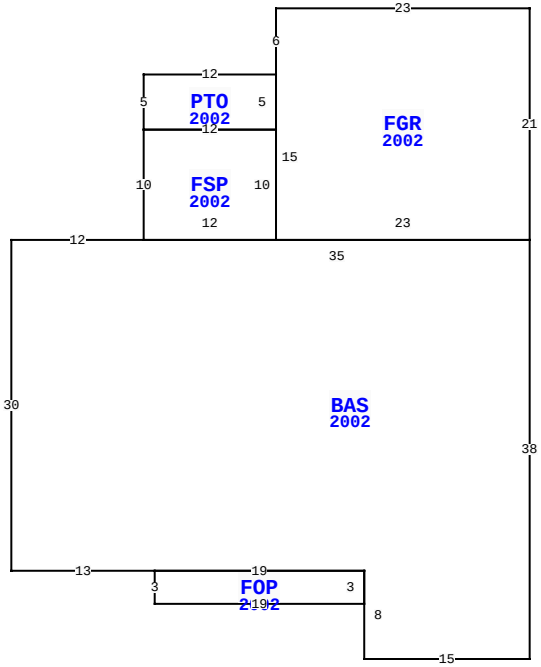
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,530	100	2002	1,530	166,580
FGR	483	55	2002	266	28,961
FOP	57	30	2002	17	1,851
FSP	120	40	2002	48	5,226
PTO	60	5	2002	3	326
TOTALS	2,250			1,864	202,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,864	98.7840	130.39	243,047	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2015 Heated Area: 1530 HX Base Yr 2015



27258 W FIRST AVE, 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		202,944
TOTAL MARKET OB/XF VALUE		6,805
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		244,749
SOH/AGL Deduction		103,803
ASSESSED VALUE		140,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,224
TOTAL JUST VALUE		244,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0404120	SWIM POOL	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1861/1004	6/05/2013	WD	Q	I	01	104,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: MORGAN TIFFANY MICH						
1820/0944	10/22/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W23 S6 PTO=[YR=2002] W12 S5 FSP=[YR=2002] S10 BAS=[YR=2002] W12 S30 E13 FOP=[YR=2002] S3 E19 N3 W19$ E19 S8 E15 N38 W35$ E12 N10 W12$ E12 N5$ S15 E23 N21$.

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	2,007.00	SF	4.00	4.00	100	2002	2002	3	80	6,422	
2	1127	BRICK 8"	0	100	0	0	37.00	SF	11.00	11.00	100	2002	2002	3	94	383	

LAND DESCRIPTION

TOTAL OB/XF 6,805

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS