BLOCK 157 LOTS 1 THRU 6
IN OR 1207/1025
TOWN OF HILLIARD

MELVIN JANET L
27180 MINNESOTA STREET
HILLIARD, FL 32046

2025

08-3N-24-2380-0157-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

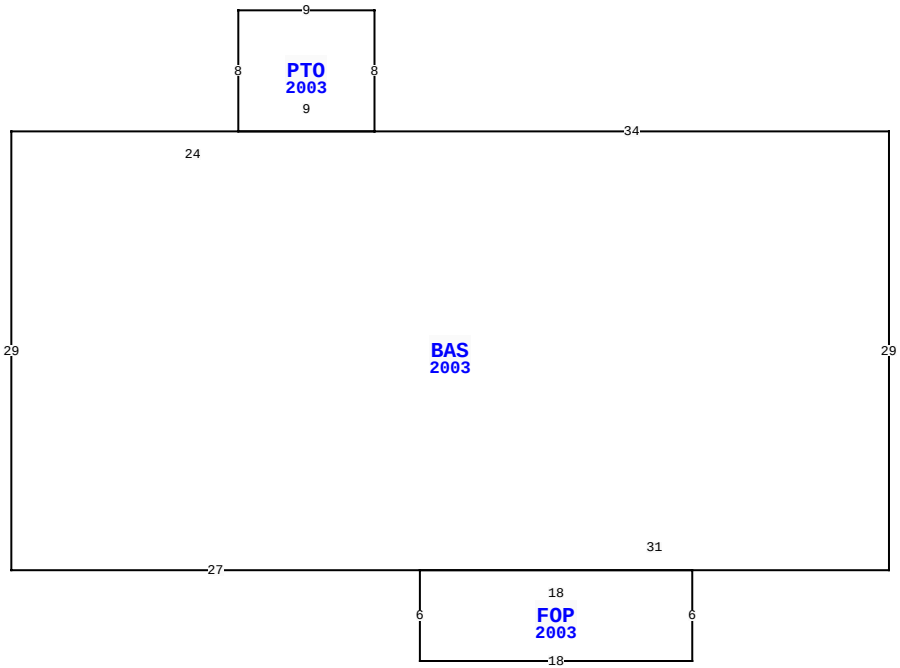
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	2003	1,682	165,004
FOP	108	30	2003	32	3,139
PTO	72	5	2003	4	392
TOTALS	1,862			1,718	168,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	109.0000	109.00	187,262	2003	2003	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1682 HX Base Yr 2004



27180 MINNESOTA 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		168,536
TOTAL MARKET OB/XF VALUE		2,207
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		223,243
SOH/AGL Deduction		101,598
ASSESSED VALUE		121,645
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,923
TOTAL JUST VALUE		223,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0006066	REPAIR/RRF	0	06/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/1025	2/11/2004	WD	U	I	07	100
GRANTOR: GUYNN SHELTON						
GRANTEE: MELVIN JANET L						
1198/0468	12/30/2003	WD	Q	I		105,900
GRANTOR: GUYNN SHELTON						
GRANTEE: MELVIN JANET L						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50	6.50	100	2003	2003	3	82	2,207	

BUILDING DIMENSIONS

BAS=[YR=2003] W34 PTO=[YR=2003] N8 W9 S8 E9$ W24 S29 E27
FOP=[YR=2003] S6 E18 N6 W18$ E31 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,207

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	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