BLOCK 157 LOTS 7 THRU 12
TOWN OF HILLIARD

WULF FRED T & TERESSA B
27175 IOWA ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0157-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

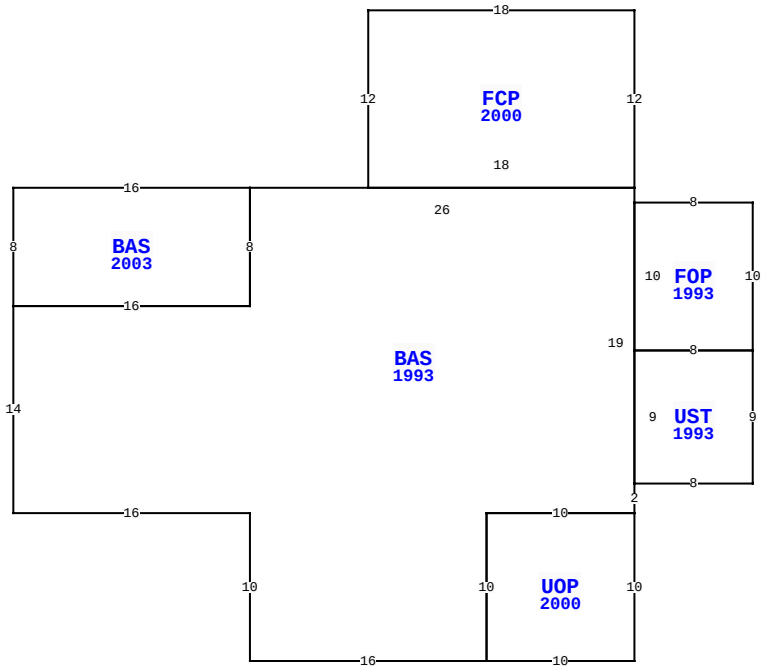
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	1993	956	78,312
BAS	128	100	2003	128	10,485
FCP	216	25	2000	54	4,424
FOP	80	30	1993	24	1,966
UOP	100	20	2000	20	1,638
UST	72	45	1993	32	2,621
TOTALS	1,552			1,214	99,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,214	118.7200	118.72	144,126	1957	1962	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1084 HX Base Yr 2023



27175 IOWA ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,106
TOTAL MARKET OB/XF VALUE		10,387
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		189,993
SOH/AGL Deduction		7,276
ASSESSED VALUE		182,717
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		126,995
TOTAL JUST VALUE		189,993
NCON VALUE		21,900
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230415	CARPORT		11/15/2023
0811	CHNGE SRVC	0	12/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/0100	7/21/2022	WD	Q	I	01	239,900
GRANTOR: CRUTCHER KENNETH L						
GRANTEE: WULF FRED T & TERES						
2450/1556	3/31/2021	WD	Q	I	01	145,000
GRANTOR: ALLEN CLARENCE H						
GRANTEE: CRUTCHER KENNETH L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 BAS=[YR=1993] N1 FCP=[YR=2000] N12 W18 S12 E18 $ W26 BAS=[YR=2003] W16 S8 E16 N8 $ S8 W16 S14 E16 S10 E16 UOP=[YR=2000] E10 N10 W10 S10 $ N10 E10 N2 UST=[YR=1993] E8 N9 W8 S9 $ N19 $ S10 E8 N10 $.

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	20	10	200.00	SF	6.50	6.50	100	1970	1970	3	20	260	
5	0810	CONCRETE A	0	100	21	19	399.00	SF	6.50	6.50	100	2003	2003	3	82	2,127	
6	0812	CONCRETE C	0	100	0	0	2,000.00	SF	4.00	4.00	100	2025	2023		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 10,387

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 02/26/2025 BY WWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS

BLOCK 157 LOTS 7 THRU 12
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HILLIARD, FL 32046

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

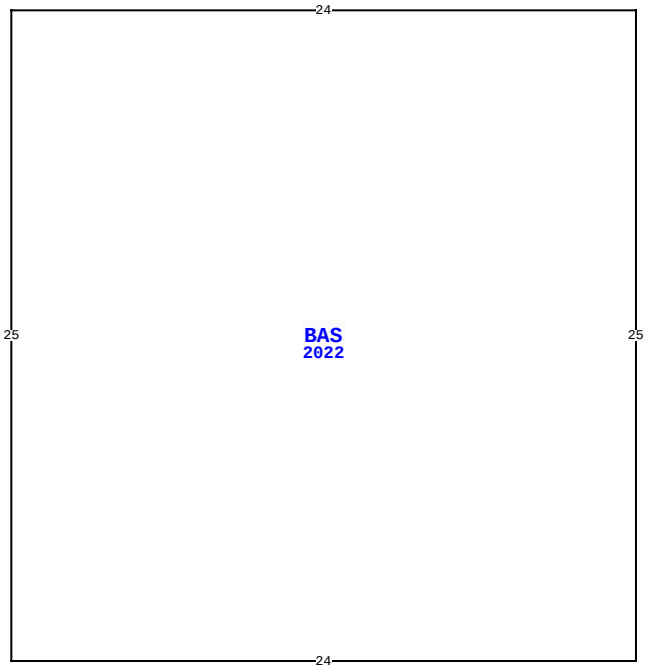
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	13,759
TOTALS	600			600	13,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2025 Heated Area: 600 HX Base Yr 2023



27175 IOWA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:	
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TOTAL JUST VALUE		189,993
NCON VALUE		21,900
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0100	7/21/2022	WD	Q	I	01	239,900
GRANTOR: CRUTCHER KENNETH L						
GRANTEE: WULF FRED T & TERES						
2450/1556	3/31/2021	WD	Q	I	01	145,000
GRANTOR: ALLEN CLARENCE H						
GRANTEE: CRUTCHER KENNETH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=56,15] E24 S25 W24 N25 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/26/2025 BY WWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS

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Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

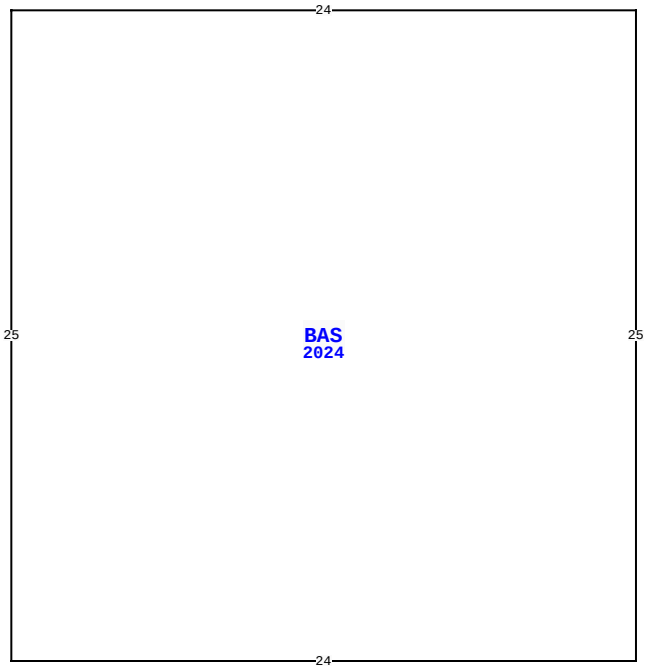
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2024	600	13,900
TOTALS	600			600	13,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2025 Heated Area: 600 HX Base Yr 2023



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GRANTOR: ALLEN CLARENCE H						
GRANTEE: CRUTCHER KENNETH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,15] E24 S25 W24 N25 $
.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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