BLOCK 157 LOTS 13 THRU 17
TOWN OF HILLIARD

THOMPSON CHRISTOPHER/THOMPSON VIRGINIA
27270 FIRST AVE W
HILLIARD, FL 32046

**2025**

**08-3N-24-2380-0157-0130**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 |
| Quality | 03 | Quality Level 03 |

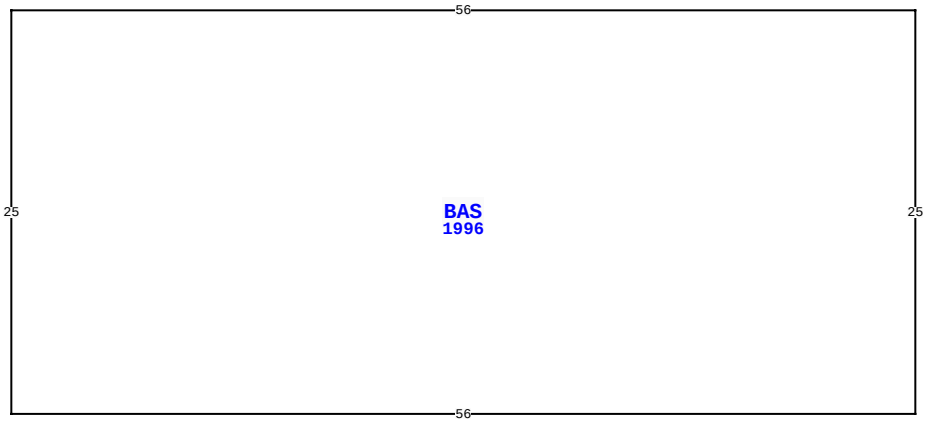
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,400 | 100 | 1996 | 1,400 | 41,983 |
| TOTALS | 1,400 | | | 1,400 | 41,983 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,400 | 117.6000 | 99.96 | 139,944 | 1996 | 1996 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 2019 Heated Area: 1400 HX Base Yr 2019




27270 W FIRST AVE, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 05/10/2007 | JH | 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 | | 41,983 |
| TOTAL MARKET OB/XF VALUE | | 2,950 |
| TOTAL LAND VALUE - MARKET | | 43,750 |
| TOTAL MARKET VALUE | | 88,683 |
| SOH/AGL Deduction | | 28,949 |
| ASSESSED VALUE | | 59,734 |
| TOTAL EXEMPTION VALUE | HX HB | 34,734 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 88,683 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 83,701 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 09-106 | ADDITION | 1,200 | 09/20/1991 |
| | XFOB | 100 | 10/11/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2742/162 | 10/07/2024 | QC | U | I | 11 | 100 |
| GRANTOR: SJM LLC | | | | | | |
| GRANTEE: THOMPSON CHRISTOPHE | | | | | | |
| 2091/0868 | 12/13/2016 | AD | U | I | 21 | 37,000 |
| GRANTOR: SJM LLC | | | | | | |
| GRANTEE: THOMPSON CHRISTOPHE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W56 S25 E56 N25$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 16 | 22 | 352.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 2,464 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 170.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 44 | 486 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,950

| 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 | 125.00 | 125.00 | 125.00 | FF | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 43,750 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 07/30/2025 BY SYS