BLOCK 157 LOTS 18 THRU 24
TOWN OF HILLIARD

SHEELER LISA L
27312 W 1ST AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0157-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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

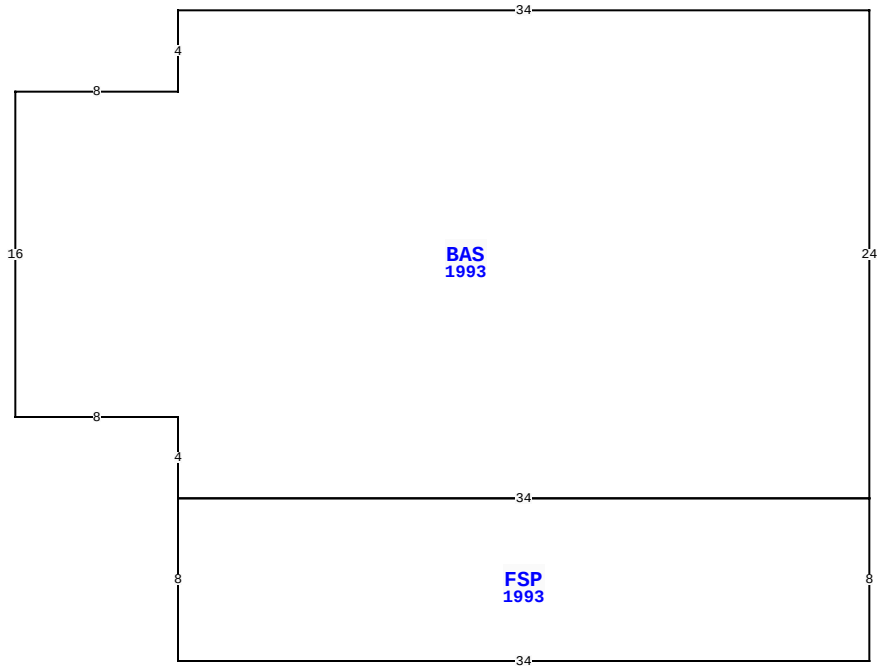
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	944	100	1993	944	69,514
FSP	272	40	1993	109	8,026
TOTALS	1,216			1,053	77,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,053	88.7220	88.72	93,422	1965	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 2023 Heated Area: 944 HX Base Yr



27312 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	77,540
TOTAL MARKET OB/XF VALUE	7,244
TOTAL LAND VALUE - MARKET	61,250
TOTAL MARKET VALUE	146,034
SOH/AGL Deduction	0
ASSESSED VALUE	146,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,034
TOTAL JUST VALUE	146,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/0622	2/07/2022	QC	U	I	11	100
GRANTOR: RUSSELL JORDAN						
GRANTEE: SHEELER LISA L						
2362/0140	5/18/2020	MS	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: JORDAN RUSSELL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S4 W8 S16 E8 S4 FSP=[YR=1993] S8 E34 N8 W34$ E34 N24 $.

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	0	18	28	504.00	SF	23.10	23.10	100	1991	1991	3	20	2,328	
2	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
3	0811	CONCRETE B	0	0	0	0	940.00	SF	5.20	5.20	100	2000	2000	3	77	3,764	

LAND DESCRIPTION

TOTAL OB/XF 7,244

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	0	0006	R-2	175.00	125.00	175.00	FF		1.00	1.00	1.00	350.00	350.00	61,250							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 61,250 Market: 0 Agricultural: 0 Common: 61,250 PRINTED 07/30/2025 BY SYS