BLOCK 159 LOTS 13 TO 15 &
PT CL ALLEY IN OR 2712/1610
TOWN OF HILLIARD

PERRY SARAH
27406 MISSOURI STREET
HILLIARD, FL 32046

2025

08-3N-24-2380-0159-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

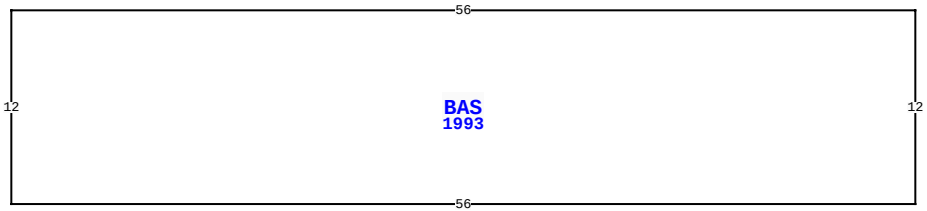
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	15,096
TOTALS	672			672	15,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	93.6000	74.88	50,319	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



27420 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	15,096
TOTAL MARKET OB/XF VALUE	1,936
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	43,282
SOH/AGL Deduction	10,016
ASSESSED VALUE	33,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,266
TOTAL JUST VALUE	43,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0743/1586	11/08/1995	WD	Q	I		7,800
GRANTOR: HOWARD JAMES & DONNIE						
GRANTEE: PERRY SARAH						
0624/0682	4/22/1991	WD	Q	V	01	100
GRANTOR: RAY HELEN						
GRANTEE: HOWARD JAMES H & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	
2	0810	CONCRETE A	0	0	20	14	280.00	SF	6.50	6.50	100	2001	2001	3	79	1,438	
3	1242	WD DECK A	0	0	14	12	168.00	SF	10.00	10.00	100	2005	2005	3	22	370	

LAND DESCRIPTION

TOTAL OB/XF 1,936

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	75.00	137.00	75.00	FF		1.00	1.00	1.00	350.00	350.00	26,250							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 07/30/2025 BY SYS