BLOCK 160 LOTS 1 2 3 E1/2 OF 4
IN OR 2167/393
TOWN OF HILLIARD

WILLIS JUSTIN E
27529 WEST 2ND AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0160-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

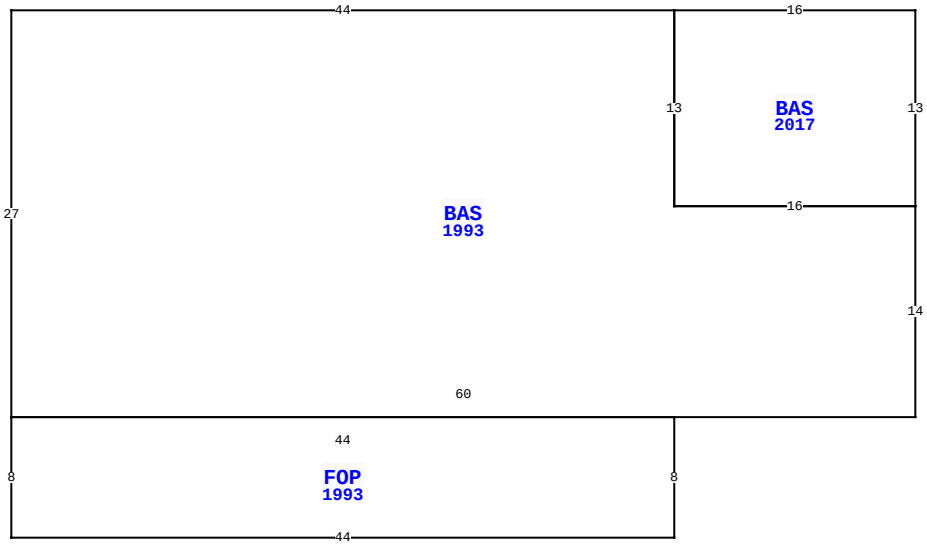
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04
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	1,412	100	1993	1,412	147,344
BAS	208	100	2017	208	21,705
FOP	352	30	1993	106	11,062
TOTALS	1,972			1,726	180,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	124.4250	124.42	214,749	1960	2000	0	0	0	16.13	83.87

1 SINGLE FAM – 0% - 0 Heated Area: 1620 HX Base Yr



27529 W SECOND 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	180,110
TOTAL MARKET OB/XF VALUE	2,541
TOTAL LAND VALUE - MARKET	30,625
TOTAL MARKET VALUE	213,276
SOH/AGL Deduction	0
ASSESSED VALUE	213,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,276
TOTAL JUST VALUE	213,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170029	REPAIR/RRF	0	02/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/0393	12/04/2017	WD	Q	I	01	140,000
GRANTOR: COD HOMES OF JACKSONV						
GRANTEE: WILLIS JUSTIN E						
2102/1115	11/23/2016	WD	U	I	11	100
GRANTOR: SJM LLC						
GRANTEE: COD HOMES OF JACKSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 BAS=[YR=1993] W44 S27 FOP=[YR=1993] S8 E44 N8 W44 $ E60 N14 W16 N13 $ S13 E16 N13 $.

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	0802	ASPHALT B	0	0	0	0	1,301.00	SF	2.40	2.40	100	1980	1980	3	50	1,561	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	

LAND DESCRIPTION

TOTAL OB/XF 2,541

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	87.00	125.00	87.50	FF		1.00	1.00	1.00	350.00	350.00	30,625							

REVIEW DATE 05/16/2024 BY WWA Total Acres: 0.00 Total Land Value: 30,625 Market: 0 Agricultural: 0 Common: 30,625 PRINTED 07/30/2025 BY SYS