BLK 168 LOTS 1 2 3 & 4
TOWN OF HILLIARD

MCDONALD TAYLOR RAE/NUGENT DAVID WAYNE
27112 OHIO STREET
HILLIARD, FL 32046

2025

08-3N-24-2380-0168-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

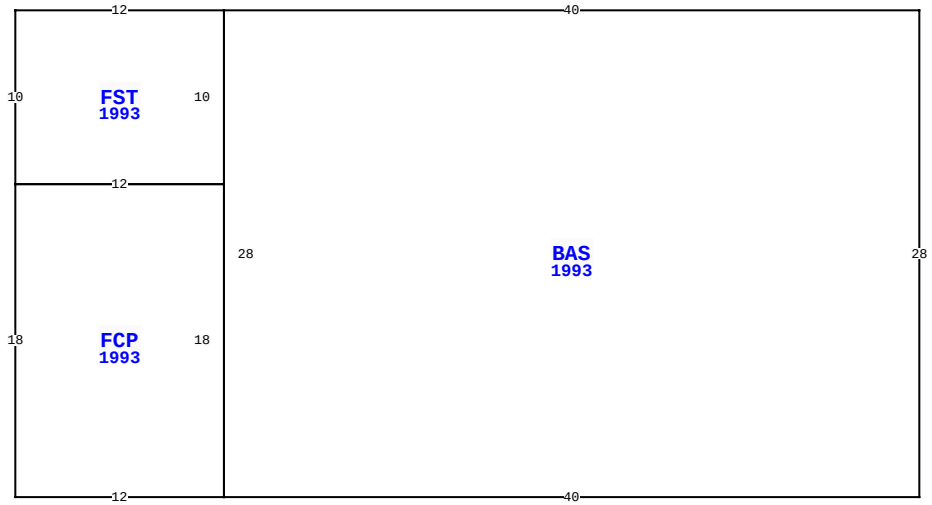
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	154,413
FCP	216	25	1993	54	7,445
FST	120	55	1993	66	9,099
TOTALS	1,456			1,240	170,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,240	158.4700	158.47	196,503	1975	2010	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1120 HX Base Yr 2025



27112 OHIO ST, 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		170,958
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		205,958
SOH/AGL Deduction		0
ASSESSED VALUE		205,958
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,236
TOTAL JUST VALUE		205,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2744/1273	10/08/2024	SW	Q	I	01	269,000
GRANTOR: CONNER DEVELOPMENT GR						
GRANTEE: MCDONALD TAYLOR RAE						
2656/959	7/14/2023	WD	Q	I	01	189,000
GRANTOR: CREWS DAVID KELLY						
GRANTEE: CONNER DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W40 S28 E40 N28 $
FCP=[YR=1993;ORIG=-52,10] S18 E12 N18 W12 $
FST=[YR=1993;ORIG=-40,0] W12 S10 E12 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 04/03/2025 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS