BLOCK 171 LOTS 13 THRU 16
TOWN OF HILLIARD

CALHOUN JEAN P L/E/
PO BOX 5
HILLIARD, FL 32046

2025

08-3N-24-2380-0171-0130

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	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 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

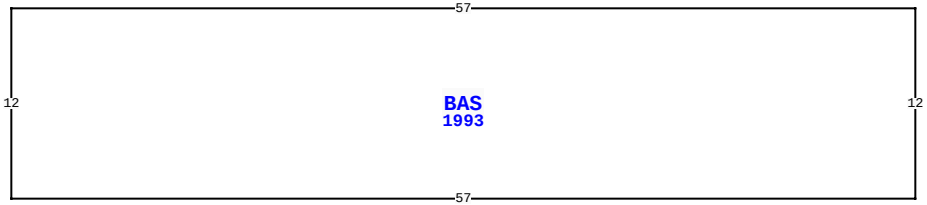
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	1993	684	14,036
TOTALS	684			684	14,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	684	85.5000	68.40	46,786	1975	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 684 HX Base Yr



27087 MONTANA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	0752	USP	0	0	16	8	128.00	SF	15.00	15.00	100	2019	2019	3	87	1,670	
2	0752	USP	0	0	6	6	36.00	SF	15.00	15.00	100	2017	2017	3	81	437	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,579
TOTAL MARKET OB/XF VALUE	2,107
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	64,686
SOH/AGL Deduction	18,010
ASSESSED VALUE	46,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,676
TOTAL JUST VALUE	64,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0004042	REPAIR/RRF	2,200	04/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/917	4/24/2025	QC	U	I	11	100
GRANTOR: CALHOUN MICHAEL G						
GRANTEE: CALHOUN JEAN PATRIC						
2784/911	4/24/2025	LE	U	I	11	100
GRANTOR: CALHOUN JEAN P						
GRANTEE: CALHOUN JEAN PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S12 E57 N12$.

LAND DESCRIPTION

TOTAL OB/XF 2,107

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

REVIEW DATE 04/30/2020 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS

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Units		0 100
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DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 06

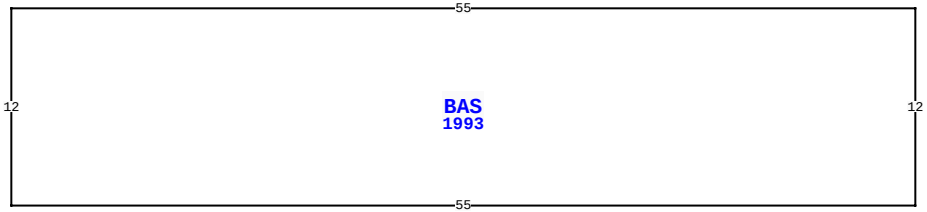
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	1993	660	13,543
TOTALS	660			660	13,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	85.5000	68.40	45,144	1966	1976	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 660 HX Base Yr



27087 MONTANA ST, HILLIARD

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NCON VALUE	0
INCOME VALUE	
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S12 E55 N12$.

EXTRA FEATURES

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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

REVIEW DATE 04/30/2020 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS