BLOCK 171 LOTS 17 THRU 20
TOWN OF HILLIARD

COLLINS JASON
76495 DEERWOOD DR
YULEE, FL 32097

2025

08-3N-24-2380-0171-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

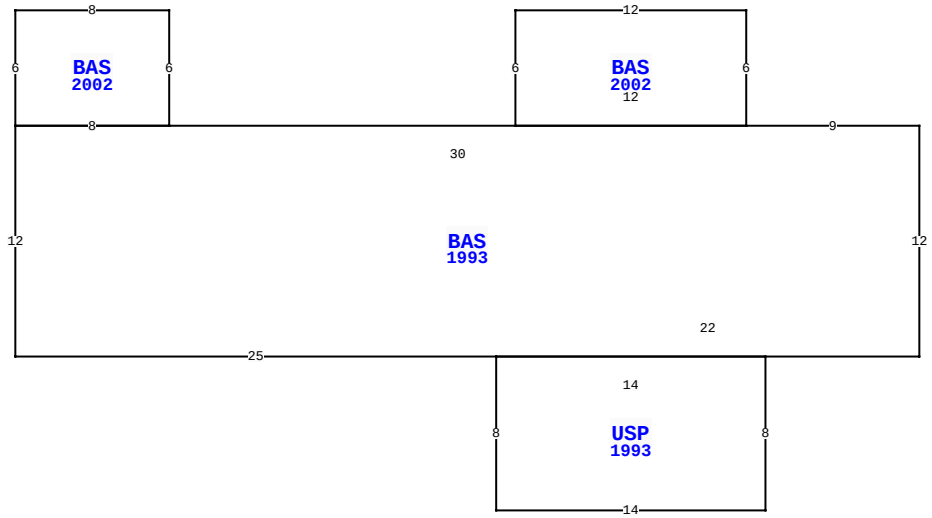
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	564	100	1993	564	11,397
BAS	48	100	2002	48	970
BAS	72	100	2002	72	1,455
USP	112	50	1993	56	1,132
TOTALS	796			740	14,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	740	84.2000	67.36	49,846	1971	1971	0	0	0	70.00	30.00

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



27236 NEW FRONT 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	14,954
TOTAL MARKET OB/XF VALUE	7,985
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	57,939
SOH/AGL Deduction	1,542
ASSESSED VALUE	56,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,397
TOTAL JUST VALUE	57,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/1974	9/02/2005	QC	Q	I	01	100
GRANTOR: TRANTHAM JORDAN						
GRANTEE: COLLINS JASON						
1063/1449	6/19/2002	QC	Q	I	01	30,400
GRANTOR: COLLINS JACKSON D ETA						
GRANTEE: COLLINS JASON & JOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 BAS=[YR=2002] N6 W12 S6 E12$ W30
BAS=[YR=2002] N6 W8 S6 E8$ W8 S12 E25 USP=[YR=1993] S8 E14 N8 W14$ E22 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	0350	CARPORT WD	0	0	41	10	410.00	SF	13.00	13.00	100	2002	2002	3	20	1,066	
2	0510	GARAGE WD-	0	0	20	14	280.00	SF	35.00	35.00	100	2002	2002	3	29	2,842	
3	0812	CONCRETE C	0	0	0	0	1,274.00	SF	4.00	4.00	100	2002	2002	3	80	4,077	

LAND DESCRIPTION

TOTAL OB/XF 7,985

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 07/09/2021 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS