BLOCK 172 LOTS 13 TO 19
OREMC ESMT IN OR 2344-1009
TOWN OF HILLIARD

BARBER TORSTEN TROY SR
27160 NEW FRONT ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0172-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	34	LAP SIDING 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

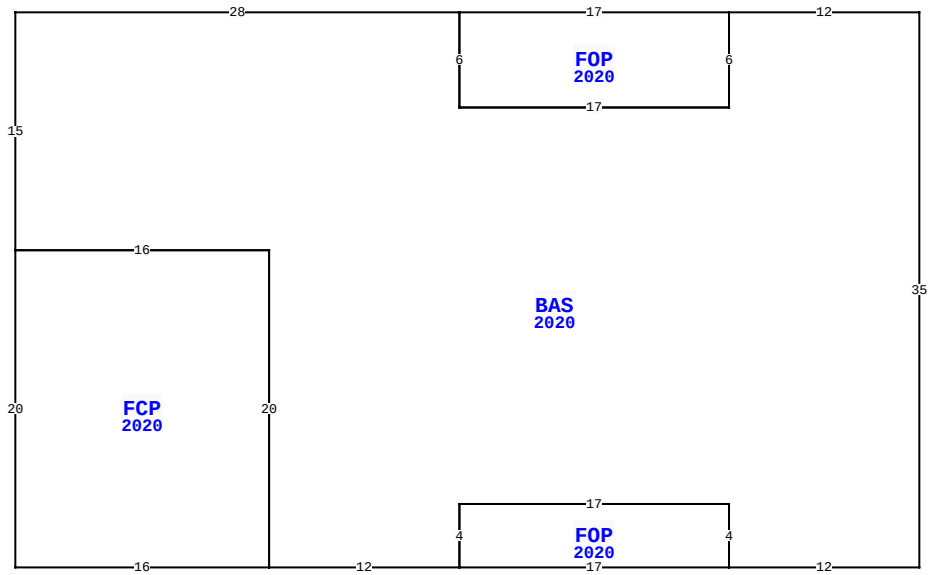
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,505	100	2020	1,505	198,780
FCP	320	25	2020	80	10,566
FOP	68	30	2020	20	2,642
FOP	102	30	2020	31	4,094
TOTALS	1,995			1,636	216,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,636	100.0620	132.08	216,083	2020	2020	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1505 HX Base Yr 2024



27160 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		242,136
TOTAL MARKET OB/XF VALUE		4,408
TOTAL LAND VALUE - MARKET		54,500
TOTAL MARKET VALUE		301,044
SOH/AGL Deduction		12,948
ASSESSED VALUE		288,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,374
TOTAL JUST VALUE		301,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200023	NEW CONSTR	0	01/30/2020
B0903034	DEMOLITION	3,760	03/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/1289	4/23/2021	WD	Q	I	05	260,000
GRANTOR: WHITE THOMAS T						
GRANTEE: BARBER TORSTEN TROY						
2273/0857	5/08/2019	WD	Q	V	05	45,000
GRANTOR: CONNER ROBERT H II &						
GRANTEE: WHITE THOMAS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] W17 S6 E17 N6$ S6 W17 N6 W28 S15 FCP=[YR=2020] S20 E16 N20 W16$ E16 S20 E12 FOP=[YR=2020] E17 N4 W17 S4$ N4 E17 S4 E12 N35$.

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	0811	CONCRETE B	0	100	0	0	865.00	SF	5.20	5.20	100	2020	2020	3	98	4,408	

LAND DESCRIPTION

TOTAL OB/XF 4,408

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	150.00	125.00	150.00	FF		1.00	1.00	1.00	350.00	350.00	52,500							
2	000100	C	RES	100	0006	R-2	25.00	125.00	25.00	FF		1.00	1.00	1.00	80.00	80.00	2,000							

REVIEW DATE 03/07/2024 BY WW Total Acres: 0.00 Total Land Value: 54,500 Market: 0 Agricultural: 0 Common: 54,500 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

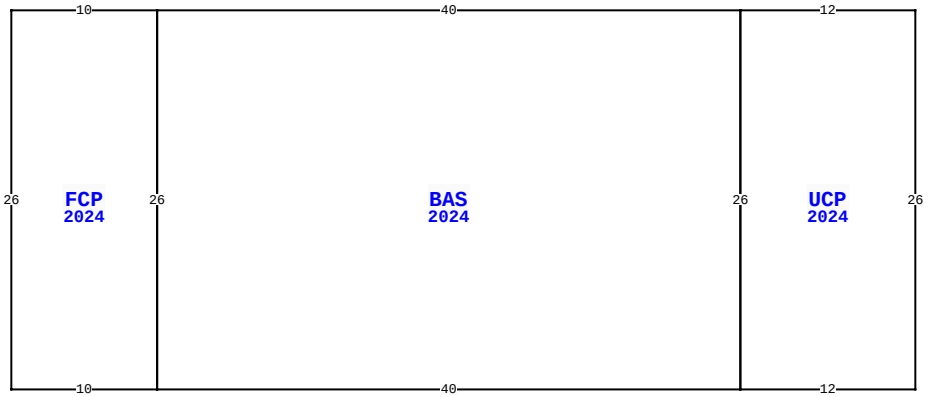
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2024	1,040	23,217
FCP	260	25	2024	65	1,451
UCP	312	20	2024	62	1,384
TOTALS	1,612			1,167	26,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,167	60.9500	22.55	26,316	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1040 HX Base Yr 2024



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2273/0857	5/08/2019	WD	Q	V	05	45,000
GRANTOR: CONNER ROBERT H II &						
GRANTEE: WHITE THOMAS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S26 W40 N26 $
FCP=[YR=2024;ORIG=40,10] E10 S26 W10 N26 $
UCP=[YR=2024;ORIG=90,10] E12 S26 W12 N26 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/07/2024 BY WW Total Acres: 0.00 Total Land Value: 54,500 Market: 0 Agricultural: 0 Common: 54,500 PRINTED 07/30/2025 BY SYS