

BLK 175 LOTS 1,2,3 & 4  
TOWN OF HILLIARD WEST S/D OF  
SEC 8-3N-24E PBK 1/23

HUNTER KURT/FERNANDEZ DANA  
27053 NEW FRONT ST  
HILLIARD, FL 32046

2025

08-3N-24-2380-0175-0010



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                              |                      |              |                      |          |        |        |             | MARKET ADJUSTMENTS                                                   |                         |           |             |                |                |                 |            |                             |      | NASSAU COUNTY PROPERTY |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|----------------------|--------------|----------------------|----------|--------|--------|-------------|----------------------------------------------------------------------|-------------------------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|------------------------|---------|--------|-------------------|--------|--|--|--|--|--|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION                 |                      |              |                      |          |        |        |             | TYPE                                                                 | MDL                     | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT |                        | NORM    | % COND | VALUATION SUMMARY |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 20               | FACE BRICK 100               |                      |              |                      |          |        |        |             | 0100                                                                 | 01                      | 1,110     | 142.9887    | 142.99         | 158,719        | 1973            | 2003       | 0                           | 0    | 0                      | 15.75   | 84.25  | STANDARD          |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100                |                      |              |                      |          |        |        |             | 1 SINGLE FAM - 0% - 0                                                |                         |           |             |                |                |                 |            |                             |      | Heated Area: 975       |         |        |                   |        |  |  |  |  |  | HX Base Yr                |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100               |                      |              |                      |          |        |        |             | <div><div></div><div>BAS<br/>1993</div><div>UGR<br/>1993</div></div> |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  | VALUATION BY              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100                  |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  | Tax Group: 3              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 13               | LVT/LAMMT 70                 |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 133,721   |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 11               | CLAY TILE 30                 |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 10,532    |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100                  |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 35,000    |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100               |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 179,253   |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 2 100                        |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 1.5 100                      |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 179,253   |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100               |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100                       |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 179,253   |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       |                  | 0 100                        |                      |              |                      |          |        |        |             | TOTAL JUST VALUE                                                     |                         |           |             |                |                |                 |            |                             |      | 179,253                |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                               | 03               | DIST HI 100                  |                      |              |                      |          |        |        |             | NCON VALUE                                                           |                         |           |             |                |                |                 |            |                             |      | 0                      |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100                     |                      |              |                      |          |        |        |             | INCOME VALUE                                                         |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  | 06                           | Quality Level 06     |              |                      |          |        |        |             |                                                                      | PREVIOUS YEAR MKT VALUE |           |             |                |                |                 |            |                             |      |                        | 169,672 |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  | 0100 SINGLE FAMILY           |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                              |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      | 06                     |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  | 6001.00                      |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE                  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 975              | 100                          | 1993                 | 975          | 117,457              |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| UGR                                                                                                                                         | 300              | 45                           | 1993                 | 135          | 16,264               |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  | 1,275                        |                      |              | 1,110                | 133,721  |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  | 27053 NEW FRONT ST, HILLIARD |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| 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      |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 0811             | CONCRETE B                   | 0                    | 0            | 0                    | 0        | 537.00 | SF     | 5.20        | 5.20                                                                 | 100                     | 1985      | 1985        | 3              | 44             | 1,229           |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0810             | CONCRETE A                   | 0                    | 0            | 29                   | 3        | 447.00 | SF     | 6.50        | 6.50                                                                 | 100                     | 1973      | 1973        | 3              | 23             | 668             |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0861             | POOL GUNIT                   | 0                    | 0            | 0                    | 0        | 330.00 | SF     | 85.00       | 85.00                                                                | 100                     | 2003      | 2003        | 3              | 29             | 8,135           |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                           | 0845             | KOOL DECK                    | 0                    | 0            | 100                  | 3        | 300.00 | SF     | 7.25        | 7.25                                                                 | 100                     | 1973      | 1973        | 3              | 23             | 500             |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  | TOTAL OB/XF 10,532           |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS                          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE                                                            | D T                     | DPHT 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 04/05/2022 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS |                  |                              |                      |              |                      |          |        |        |             |                                                                      |                         |           |             |                |                |                 |            |                             |      |                        |         |        |                   |        |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |