BLOCK 180 LOTS 1 THRU 4
(LEE R/W)
TOWN OF HILLIARD

ST LAWRENCE BRIAN
27395 NEW FRONT ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0180-0010

BUILDING CHARACTERISTICS

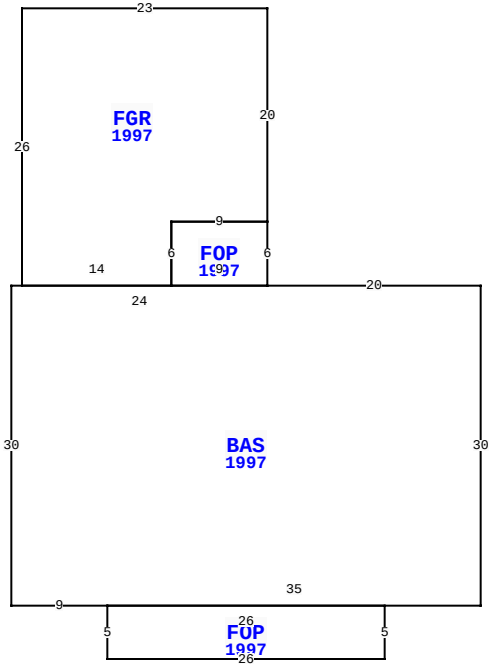
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,320	100	1997	1,320	149,030
FGR	544	55	1997	299	33,758
FOP	54	30	1997	16	1,806
FOP	130	30	1997	39	4,404
TOTALS	2,048			1,674	188,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	126.5000	126.50	211,761	1997	2002	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1320 HX Base Yr 2023



27395 NEW FRONT 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	0812	CONCRETE C	0	100	0	0	1,964.00	SF	4.00	4.00	100	1997	1997	3	72	5,656	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
3	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	2000	2000	3	27	486	
4	0810	CONCRETE A	0	100	21	15	315.00	SF	6.50	6.50	100	2000	2000	3	77	1,577	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,997
TOTAL MARKET OB/XF VALUE		9,299
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		233,296
SOH/AGL Deduction		109,709
ASSESSED VALUE		123,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,865
TOTAL JUST VALUE		233,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190180	SWIM POOL	0	06/20/2019
20110241	MECH OTHER	0	10/11/2011
9702140	NEW CONSTR	54,000	02/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0863	10/07/2022	WD	Q	I	01	290,000
GRANTOR: CASON RACHEL B						
GRANTEE: ST LAWRENCE BRIAN						
2236/1703	11/09/2018	WD	Q	I	01	170,900
GRANTOR: IVEY MICHELE						
GRANTEE: CASON RACHEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 FOP=[YR=1997] N6 FGR=[YR=1997] N20 W23 S26 E14 N6 E9 $ W9 S6 E9 $ W24 S30 E9 FOP=[YR=1997] S5 E26 N5 W26 $ E35 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 9,299

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 09/30/2019 BY TW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS