BLK 196 LOTS 1 THRU 4
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

FRANKLIN MICHAEL & VICKIE
PO BOX 1107
HILLIARD, FL 32046-1107

2025

08-3N-24-2380-0196-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

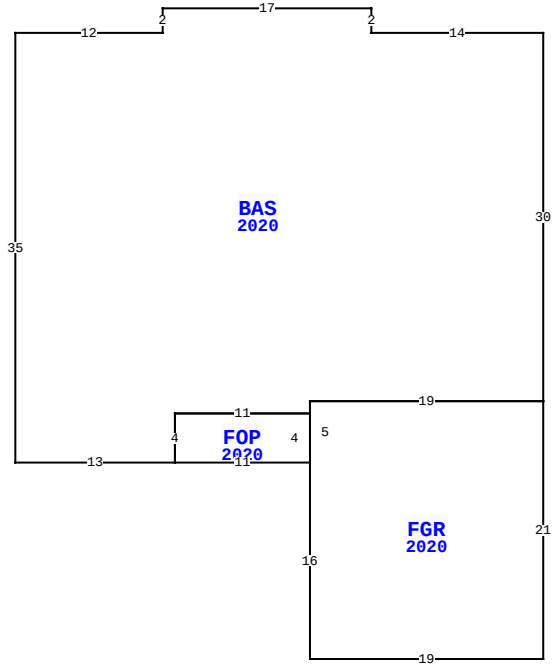
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2020	1,400	184,308
FGR	399	55	2020	219	28,831
FOP	44	30	2020	13	1,711
TOTALS	1,843			1,632	214,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,632	102.8160	135.72	221,495	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 1400 HX Base Yr



27520 KENTUCKY 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	214,850
TOTAL MARKET OB/XF VALUE	2,879
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	252,729
SOH/AGL Deduction	12,617
ASSESSED VALUE	240,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,112
TOTAL JUST VALUE	252,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1694/1249	7/28/2010	QC	U	V	11	101,500

GRANTOR: TIITF/STATE OF FLORID
GRANTEE: FRANKLIN MICHAEL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 N2 W17 S2 W12 S35 E13 FOP=[YR=2020] E11 FGR=[YR=2020] S16 E19 N21 W19 S5$ N4 W11 S4$ N4 E11 N1 E19 N30$.

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	0	0	0	565.00	SF	5.20	5.20	100	2020	2020	3	98	2,879	

LAND DESCRIPTION

TOTAL OB/XF 2,879

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	0005	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 03/15/2021 BY TW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS