

THOMAS ANTHONY S & TRISHA T
27525 MONTANA ST
HILLIARD, FL 32046

08-3N-24-2380-0205-0130

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories Units 1. 1. 100
0 100
Occupancy 00 NONE 100

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FUNCT

NORM

% COND

0100011,423113.3600113.36161,31120052005009.2590.75

1 SINGLE FAM - 100% - 2007Heated Area: 1391HX Base Yr 2007

PTO 2005

BAS 2005

FOP 2005

TOTALS1,5811,423146,390

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

10812CONCRETE C0100001,008.00SF4.004.00100200520053843,387

LAND DESCRIPTION

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

1000100CRES1000005R-2150.00125.00150.00FF1.001.001.00350.00350.0052,500

REVIEW DATE03/15/2021BYTW

Total Acres: 0.00Total Land Value: 52,500Market: 0Agricultural: 0Common: 52,500

PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE162,679

TOTAL MARKET OB/XF VALUE3,387

TOTAL LAND VALUE - MARKET52,500

TOTAL MARKET VALUE218,566

SOH/AGL Deduction93,752

ASSESSED VALUE124,814

TOTAL EXEMPTION VALUE50,722

BASE TAXABLE VALUE74,092

TOTAL JUST VALUE218,566

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE204,256

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD

1318/17555/20/2005WDQI108,800

GRANTOR: FRANKLIN MICHAEL C &
GRANTEE: THOMAS ANTHONY S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 PTO=[YR=2005] N10 W10 S10 E10\$ W23 S34 E14
N1 FOP=[YR=2005] E15 N6 W15 S6\$ N6 E15 S7 E15 N34\$.

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