BLK 208 LOTS 13 THRU 16
PT OR 1694/1249
TOWN OF HILLIARD WEST S/D OF

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

2025

08-3N-24-2380-0208-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	05	Quality Level 05

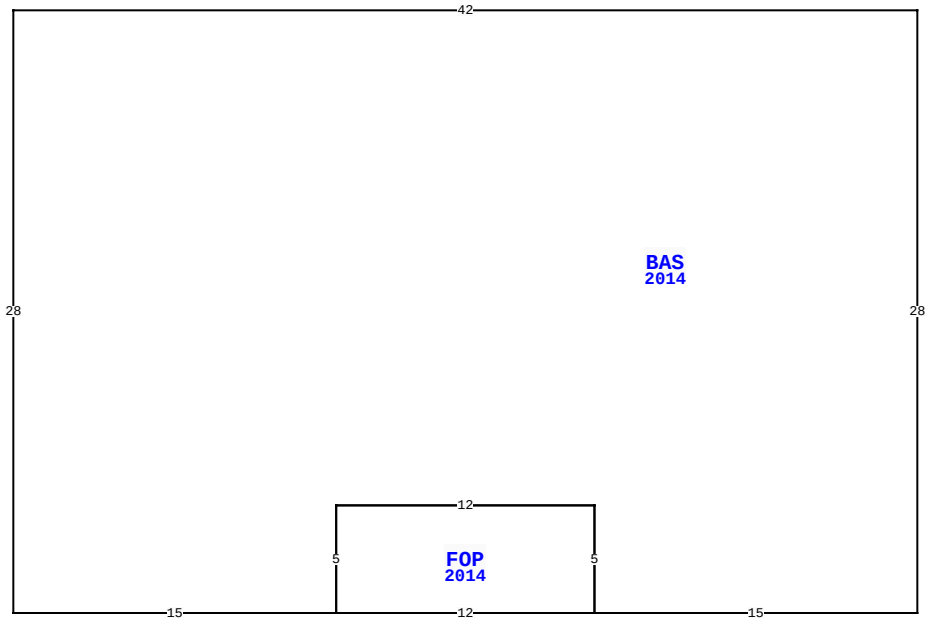
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	2014	1,116	137,944
FOP	60	30	2014	18	2,225
TOTALS	1,176			1,134	140,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	129.4260	129.43	146,774	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1116 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

27765 GEORGIA ST, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	140,169
TOTAL MARKET OB/XF VALUE	2,776
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	177,945
SOH/AGL Deduction	14,060
ASSESSED VALUE	163,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,885
TOTAL JUST VALUE	177,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140121	CARPORT	800	09/11/2014

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=2014] W42 S28 E15 FOP=[YR=2014] E12 N5 W12 S5$ N5 E12 S5 E15 N28$.

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	568.00	SF	5.20	5.20	100	2014	2014	3	94	2,776	

LAND DESCRIPTION

TOTAL OB/XF 2,776

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	0006	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS