BLK 217 LOTS 13 THRU 18
IN OR 1057/950
TOWN OF HILLIARD WEST S/D OF

KING MELANIE K
27224 WEST THIRTEENTH AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0217-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

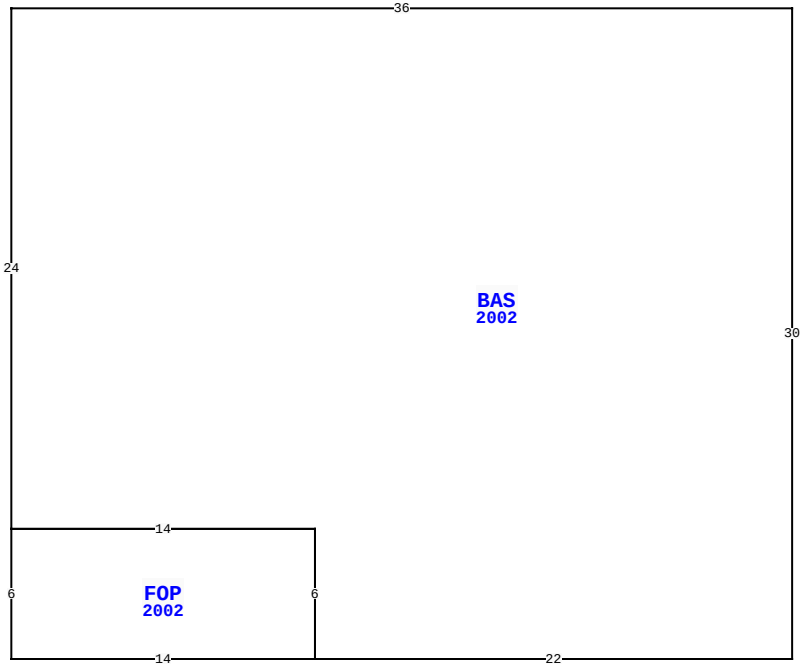
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	2002	996	106,710
FOP	84	30	2002	25	2,678
TOTALS	1,080			1,021	109,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,021	121.6080	121.61	124,164	2002	2002	0	0	0	11.90	88.10

1 SINGLE FAM – 100% - 2003 Heated Area: 996 HX Base Yr 2003



27224 W THIRTEENTH AVE, 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		109,388
TOTAL MARKET OB/XF VALUE		3,149
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		165,037
SOH/AGL Deduction		79,530
ASSESSED VALUE		85,507
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,785
TOTAL JUST VALUE		165,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1057/0950	5/23/2002	WD	Q	I		74,100

GRANTOR: FRANKLIN MICHAEL & VI

GRANTEE: KING MELANIE K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 S24 FOP=[YR=2002] S6 E14 N6 W14$ E14 S6 E22 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	100	0	0	757.00	SF	5.20	5.20	100	2002	2002	3	80	3,149	

LAND DESCRIPTION

TOTAL OB/XF 3,149

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	0005	R-2	150.00	125.00	150.00	FF		1.00	1.00	1.00	350.00	350.00	52,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS