BLK 218 LOTS 7 THRU 12
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

DAVIS JOHNNY A JR &/CARROLL EMILY A
27149 W FOURTEENTH AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0218-0070

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 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	01	Quality Level 01

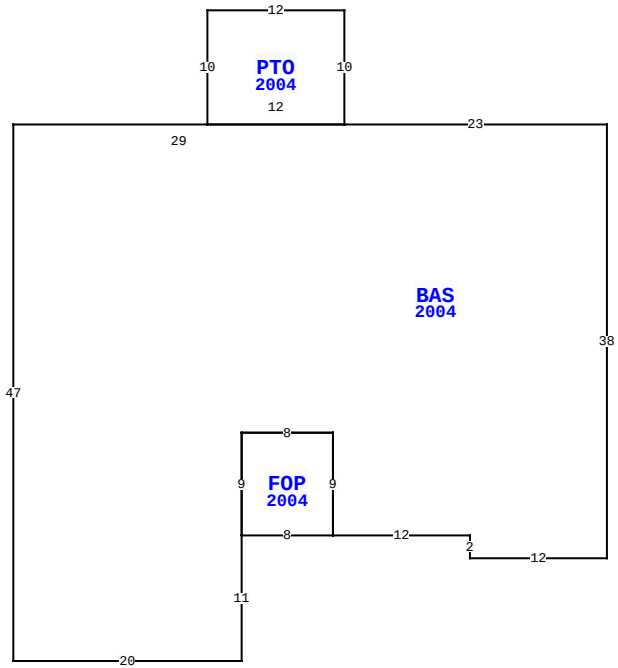
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2004	2,044	248,395
FOP	72	30	2004	22	2,674
PTO	120	5	2004	6	730
TOTALS	2,236			2,072	251,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,072	96.4026	127.25	263,662	2004	2014	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 0 Heated Area: 2044 HX Base Yr



27149 W FOURTEENTH 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	251,797
TOTAL MARKET OB/XF VALUE	3,808
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	308,105
SOH/AGL Deduction	25,053
ASSESSED VALUE	283,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,052
TOTAL JUST VALUE	308,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/0617	7/17/2019	WD	Q	I	02	227,000
GRANTOR: REESE DEVAN R & TALIA						
GRANTEE: DAVIS JOHNNY A JR &						
2226/1847	9/21/2018	WD	Q	I	01	197,000
GRANTOR: HALL JARRED R & DESTI						
GRANTEE: REESE DEVAN R & TAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 PTO=[YR=2004] N10 W12 S10 E12$ W29 S47 E20 N11 FOP=[YR=2004] E8 N9 W8 S9$ N9 E8 S9 E12 S2 E12 N38$.

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	0	0	0	1,147.00	SF	4.00	4.00	100	2004	2004	3	83	3,808	

LAND DESCRIPTION

TOTAL OB/XF 3,808

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	150.00	125.00	150.00	FF		1.00	1.00	1.00	350.00	350.00	52,500							

REVIEW DATE 05/01/2020 BY TWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS