BLK 218 LOTS 13 THRU 18
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

VORREYER-HEDGES ASIA R
27150 W 13TH AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0218-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

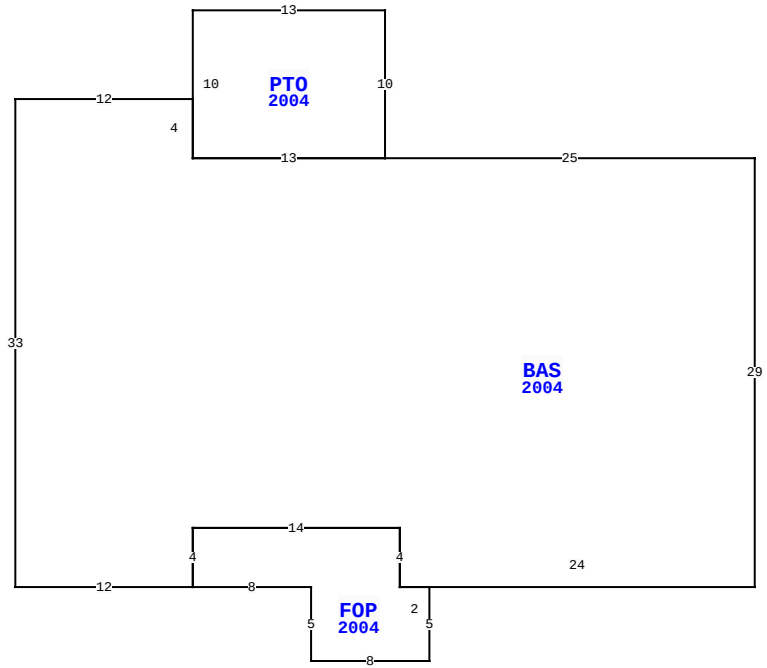
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,442	100	2004	1,442	162,510
FOP	96	30	2004	29	3,268
PTO	130	5	2004	6	676
TOTALS	1,668			1,477	166,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,477	121.1760	121.18	178,983	2004	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1442 HX Base Yr 2021



27150 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		178,984
TOTAL MARKET OB/XF VALUE		4,429
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		235,913
SOH/AGL Deduction		50,623
ASSESSED VALUE		185,290
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,568
TOTAL JUST VALUE		235,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210125	SHED	0	06/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/1959	3/11/2024	QC	U	I	11	100
GRANTOR: VORREYER-HEDGES ASIA						
GRANTEE: VORREYER-HEDGES ASI						
2370/1212	6/12/2020	WD	Q	I	01	188,000
GRANTOR: HART JONATHAN E & JEN						
GRANTEE: VORREYER-HEDGES ASI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 PTO=[YR=2004] N10 W13 S10 E13$ W13 N4 W12 S33 E12 FOP=[YR=2004] E8 S5 E8 N5 W2 N4 W14 S4$ N4 E14 S4 E24 N29$.

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	100	0	0	1,334.00	SF	4.00	4.00	100	2004	2004	3	83	4,429	

LAND DESCRIPTION

TOTAL OB/XF 4,429

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 03/10/2022 BY TW Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS

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TOWN OF HILLIARD WEST S/D OF
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

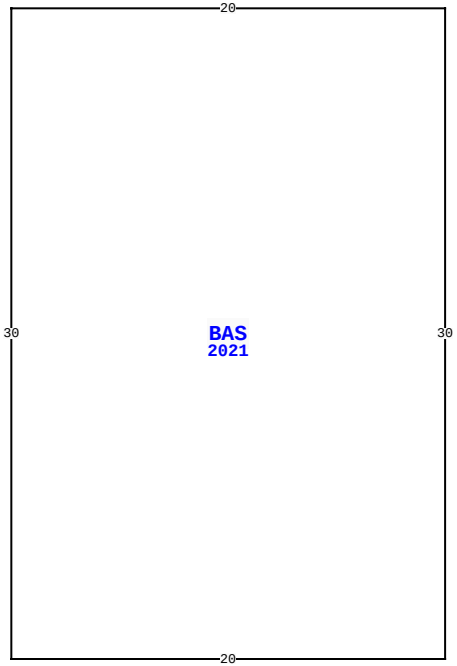
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	600	100	2021	600	12,530
TOTALS	600			600	12,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	21.53	12,918	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 600 HX Base Yr 2021



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GRANTOR: HART JONATHAN E & JEN						
GRANTEE: VORREYER-HEDGES ASI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S30 E20 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/10/2022 BY TW Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS