BLOCK 219 LOTS 1-4
TOWN OF HILLIARD
ESMT IN OR 2556-1113

CALDERON ERNESTO
27742 KENTUCKY STREET
HILLIARD, FL 32046

2025

08-3N-24-2380-0219-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

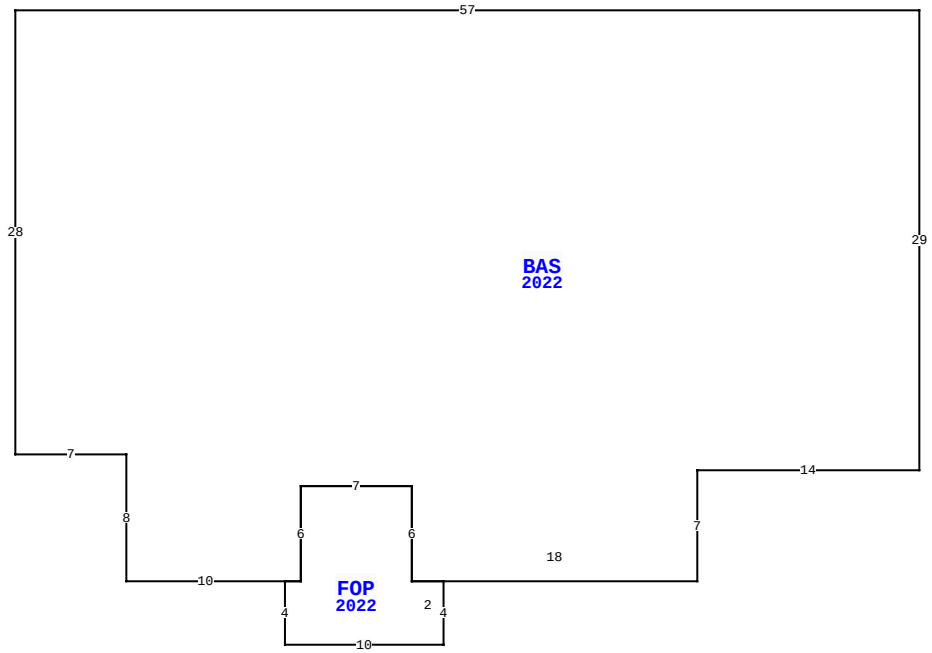
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2022	1,856	275,918
FOP	82	30	2022	25	3,716
TOTALS	1,938			1,881	279,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,881	113.1900	149.41	281,040	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023



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

27742 KENTUCKY ST, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		279,635
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,635
SOH/AGL Deduction		14,877
ASSESSED VALUE		299,758
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,036
TOTAL JUST VALUE		314,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210237	NEW CONSTR	0	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1112	12/21/2022	WD	Q	I	01	365,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: CALDERON ERNESTO						
2518/0421	11/18/2021	WD	U	V	11	100
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W57 S28 E7 S8 E10 FOP=[YR=2022] S4 E10 N4 W2 N6 W7 S6 W1$ E1 N6 E7 S6 E18 N7 E14 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 12/16/2022 BY WW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS