E235 FT OF LOT 64
IN OR 2494/90
CORNWALL SURVEY

BOUCHARD JOSEPH E IV
27086 FORKED TRAIL
HILLIARD, FL 32046

2025

11-3N-23-2020-0064-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

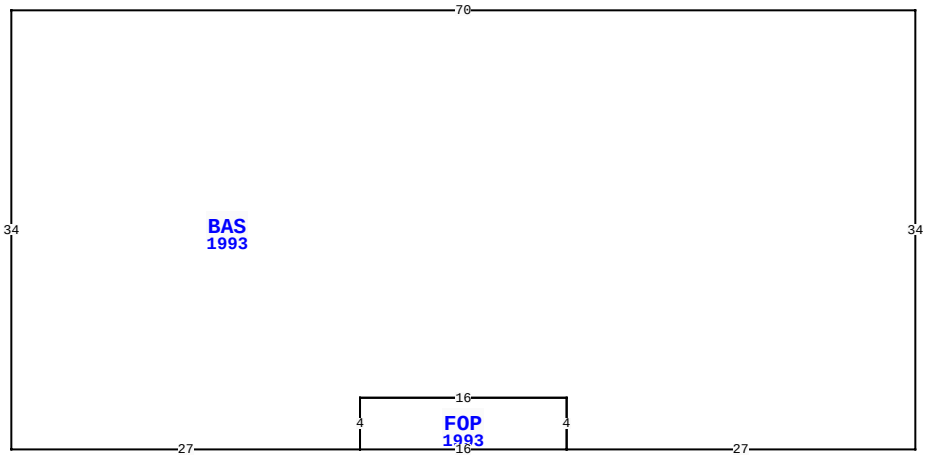
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	1993	2,316	198,750
FOP	64	30	1993	19	1,630
TOTALS	2,380			2,335	200,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,335	109.3190	109.32	255,262	1981	1981	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2316 HX Base Yr 2022



27086 FORKED TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		200,381
TOTAL MARKET OB/XF VALUE		33,516
TOTAL LAND VALUE - MARKET		79,650
TOTAL MARKET VALUE		313,547
SOH/AGL Deduction		82,985
ASSESSED VALUE		230,562
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,840
TOTAL JUST VALUE		313,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0090	9/03/2021	WD	Q	I	01	262,000
GRANTOR: BEVILLE JEREMIAH & RO						
GRANTEE: BOUCHARD JOSEPH E I						
1323/0481	6/07/2005	WD	Q	I	05	128,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: BEVILLE JEREMIAH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S34 E27 FOP=[YR=1993] E16 N4 W16 S4$ N4 E16 S4 E27 N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	1988	1988	3	20	8,400	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1988	1988	3	20	384	
4	0811	CONCRETE B	0	100	28	20	560.00	SF	5.20	5.20	100	2000	2000	3	77	2,242	
5	0861	POOL GUNIT	0	100	0	0	720.00	SF	85.00	85.00	100	2000	2000	3	23	14,076	
6	0845	KOOL DECK	0	100	0	0	1,200.00	SF	7.25	7.25	100	2000	2000	3	77	6,699	

LAND DESCRIPTION

TOTAL OB/XF 33,516

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	0007	OR	0.00	0.00	1.77	AC		1.00	1.00	1.00	45,000.00	45,000.00	79,650							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.77 Total Land Value: 79,650 Market: 0 Agricultural: 0 Common: 79,650 PRINTED 07/30/2025 BY SYS