PT OF SE1/4 OF SE1/4
SEC 27-2N-23E IN OR 2104/871

GREEN CHAD N & REBECCAH S
3670 CHARLES GREEN RD
HILLIARD, FL 32046

2025

27-2N-23-0000-0009-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

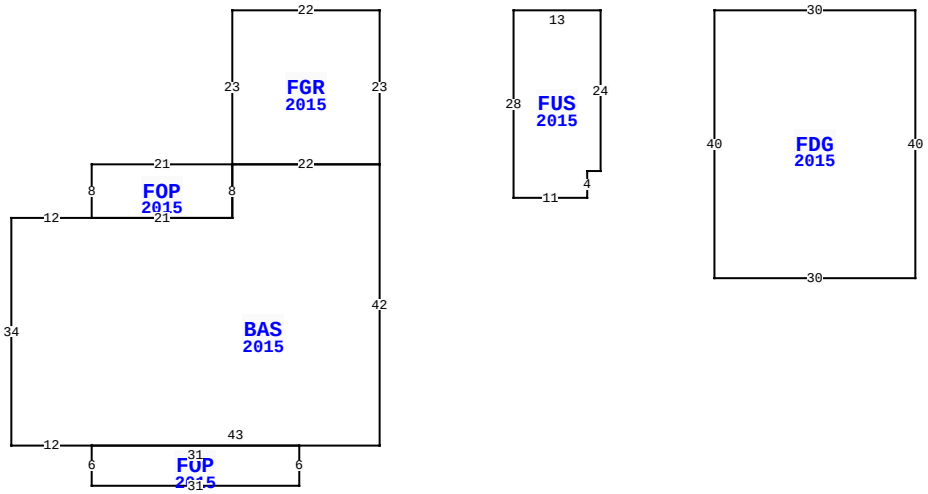
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,046	100	2015	2,046	236,403
FDG	1,200	60	2015	720	83,191
FGR	506	55	2015	278	32,121
FOP	168	30	2015	50	5,778
FOP	186	30	2015	56	6,471
FUS	356	100	2015	356	41,134
TOTALS	4,462			3,506	405,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,506	91.4490	120.71	423,209	2015	2015	0	0	0	4.28	95.72

1 SNGL FAM – 100% - 2017 Heated Area: 2402 HX Base Yr 2017



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

3670 CHARLES GREEN RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		405,096
TOTAL MARKET OB/XF VALUE		15,675
TOTAL LAND VALUE - MARKET		120,900
TOTAL MARKET VALUE		541,671
SOH/AGL Deduction		199,311
ASSESSED VALUE		342,360
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,638
TOTAL JUST VALUE		541,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010195	NEW SHINGLES	27,600	08/09/2023
B1429552	CO ISSUED	0	09/03/2015
B1530289	GARAGE	51,996	04/01/2015
B1429552	NEW CONSTR	291,361	11/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/0871	2/19/2017	QC	U	I	11	100
GRANTOR: GREEN CHAD N & REBECC						
GRANTEE: GREEN CHAD N & REBE						
2015/0710	11/19/2015	QC	U	I	11	100
GRANTOR: GREEN CHAD N						
GRANTEE: GREEN CHAD N & REBE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W22 S23 FOP=[YR=2015] W21 S8 BAS=[YR=2015] W12 S34 E12 FOP=[YR=2015] S6 E31 N6 W31$ E43 N42 W22 S8 W21 $ E21 N8$ E22 N23$ PTR=E20 FUS=[YR=2015] E13 S24 W2 S4 W11 N28$ W20$ PTR=E50 FDG=[YR=2015] E30 S40 W30 N40$ W50$.

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	4,082.00	SF	4.00	4.00	100	2017	2017	3	96	15,675	

LAND DESCRIPTION

TOTAL OB/XF 15,675

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	OR	0.00	0.00	4.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,900							

REVIEW DATE 07/24/2019 BY TWA Total Acres: 4.03 Total Land Value: 120,900 Market: 0 Agricultural: 0 Common: 120,900 PRINTED 07/30/2025 BY SYS