PT SE1/4 OF NE1/4
IN OR 2576/370
ESMT IN OR 1721/1614

RICE DAVID JOHN & SHEILA KAY
27247 HALLMAN ROAD
HILLIARD, FL 32046

2026

05-3N-24-0000-0002-0070

BUILDING CHARACTERISTICS

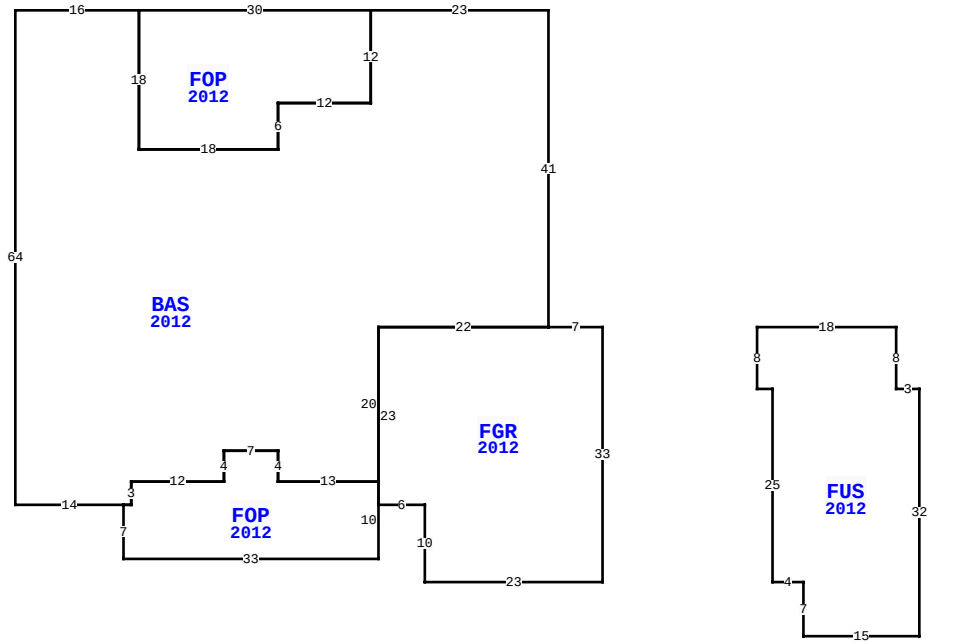
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	3,318	100	2012	3,318	388,505
FGR	897	55	2012	493	57,725
FOP	355	30	2012	106	12,411
FOP	468	30	2012	140	16,392
FUS	724	100	2012	724	84,774
TOTALS	5,762			4,781	559,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,781	90.0936	125.23	598,725	2012	2012	0	0	0	6.50	93.50

1 SNGL FAM 100% - 2023 Heated Area: 4042 HX Base Yr 2023



27247 HALLMAN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		597,543
TOTAL MARKET OB/XF VALUE		1,944
TOTAL LAND VALUE - MARKET		333,760
TOTAL MARKET VALUE		647,748
SOH/AGL Deduction		0
ASSESSED VALUE		647,748
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		596,337
TOTAL JUST VALUE		933,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,068,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1327093	ELEC OTHER	0	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/0370	6/30/2022	WD	Q	I	01	1,100,000
GRANTOR: FAHLGREN KIMBERLY JOY						
GRANTEE: RICE DAVID JOHN & S						
1801/0438	6/22/2012	WD	U	V	30	100
GRANTOR: FAHLGREN STEVEN & KIM						
GRANTEE: FAHLGREN STEVEN & K						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W7 BAS=[YR=2012] N41 W23 FOP=[YR=2012] W30 S18 E18 N6 E12 N12$ S12 W12 S6 W18 N18 W16 S64 E14 FOP=[YR=2012] S7 E33 N10 W13 N4 W7 S4 W12 S3 W1$ E1 N3 E12 N4 E7 S4 E13 N20 E22$ W22 S23 E6 S10 E23 N33$ PTR=E20 FUS=[YR=2012] E18 S8 E3 S32 W15 N7 W4 N25 W2 N8$ W20$.

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
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2012	2012	3	45	1,944	

LAND DESCRIPTION

TOTAL OB/XF 1,944

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	11,000.00	11,000.00	28,600							
2	009530	C	POND	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	7,500							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	16.15	AC		1.00	1.00	1.00	395.00	395.00	6,379							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.91	AC		1.00	1.00	1.00	530.00	530.00	5,782							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	27.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	297,660							

REVIEW DATE 01/01/2023 BY CD Total Acres: 32.66 Total Land Value: 48,261 Market: 297,660 Agricultural: 12,161 Common: 36,100 PRINTED 07/09/2026 BY SYS

PT SE1/4 OF NE1/4
IN OR 2576/370
ESMT IN OR 1721/1614

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27247 HALLMAN ROAD
HILLIARD, FL 32046

2026

05-3N-24-0000-0002-0070

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 70
Interior Floo	01	NONE 30
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

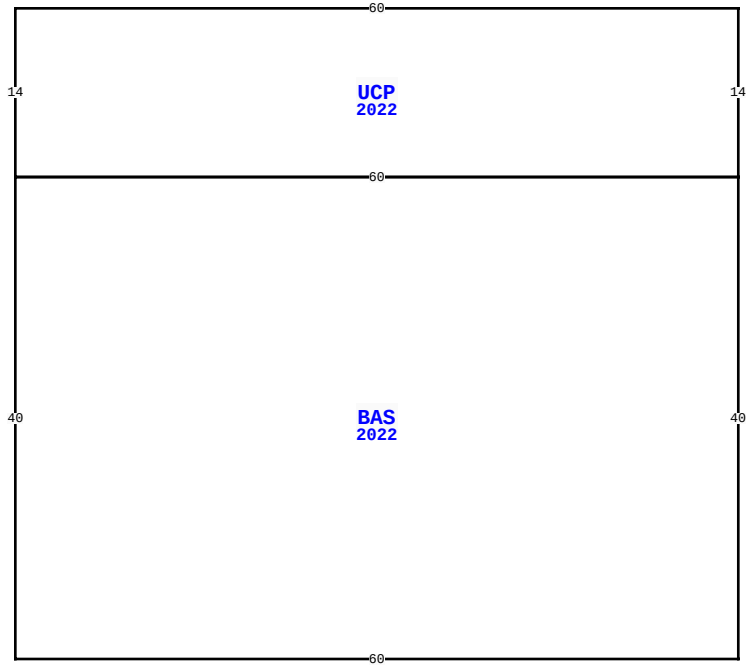
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2022	2,400	35,266
UCP	840	20	2022	168	2,469
TOTALS	3,240			2,568	37,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,568	43.2960	16.89	43,374	2014	2014	0	0	0	13.00	87.00

2 GARAGE RES 100% - 2023 Heated Area: 2400 HX Base Yr 2023



27247 HALLMAN RD, HILLIARD

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1801/0438	6/22/2012	WD	U	V	30	100
GRANTOR: FAHLGREN STEVEN & KIM						
GRANTEE: FAHLGREN STEVEN & K						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W60 S14 BAS=[YR=2022] S40 E60 N40 W60$ E60 N14$.

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

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