BLOCK 118 LOTS 1 THRU 7
TOWN OF HILLIARD

SHUTT HUNTER DAVID/FIGUEIRA VICTORIA MARIA
27455 W 6TH AVE
HILLIARD, FL 32046

2026

08-3N-24-2380-0118-0010

BUILDING CHARACTERISTICS

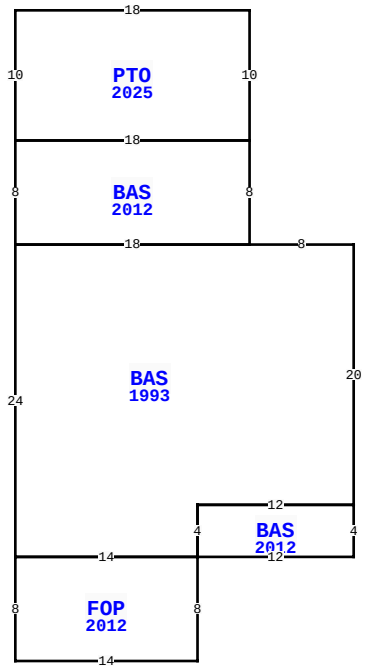
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	576	100	1993	576	76,199
BAS	48	100	2012	48	6,350
BAS	144	100	2012	144	19,050
FOP	112	30	2012	34	4,498
PTO	180	5	2025	9	1,190
TOTALS	1,060			811	107,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	811	123.2000	171.25	138,884	1963	1963	0	0	0	22.75	77.25

1 SNGL FAM 100% - 2026 Heated Area: 768 HX Base Yr 2026



27455 W SIXTH AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,196
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,375
TOTAL MARKET VALUE		174,571
SOH/AGL Deduction		0
ASSESSED VALUE		174,571
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,160
TOTAL JUST VALUE		174,571
NCON VALUE		6,908
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/913	7/18/2025	WD	Q	I	01	220,000
GRANTOR: VANZANT LEO MICHAEL &						
GRANTEE: SHUTT HUNTER DAVID						
0794/0326	5/21/1997	WD	Q	I		14,000
GRANTOR: UNITED COMPANIES LEND						
GRANTEE: VANZANT LEO & JERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W8 W18 S24 E14 N4 E12 N20 $
BAS=[YR=2012;ORIG=-8,0] N8 W18 S8 E18 $
FOP=[YR=2012;ORIG=-26,24] S8 E14 N8 W14 $
BAS=[YR=2012;ORIG=-12,24] E12 N4 W12 S4 $
PTO=[YR=2025;ORIG=-26,-8] E18 N10 W18 S10 $
.

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	0006	RM-4	175.00	125.00	175.00	FF		1.00	1.00	1.00	345.00	345.00	60,375							

REVIEW DATE 04/23/2026 BY WWA Total Acres: 0.00 Total Land Value: 60,375 Market: 0 Agricultural: 0 Common: 60,375 PRINTED 07/09/2026 BY SYS

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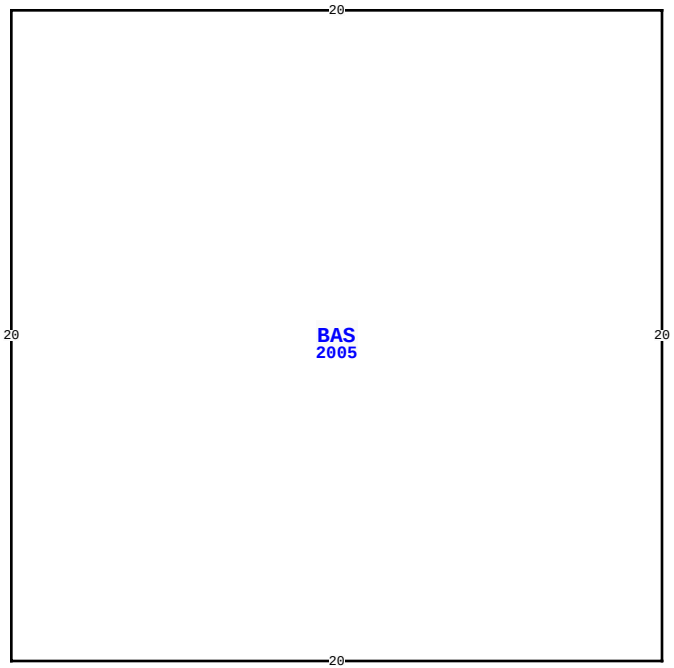
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2005	400	6,908
TOTALS	400			400	6,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	63.2500	24.67	9,868	2005	2005	0	0	0	30.00	70.00

2 GARAGE RES 100% - 2026 Heated Area: 400 HX Base Yr 2026



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GRANTOR: UNITED COMPANIES LEND						
GRANTEE: VANZANT LEO & JERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=50,20] E20 S20 W20 N20 $
.

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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