BLOCK 128 LOTS 16 17 & 18
TOWN OF HILLIARD

FRANKLIN EMILY A/ROLAND TAMMIE L
PO BOX 878
HILLIARD, FL 32046

2026

08-3N-24-2380-0128-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

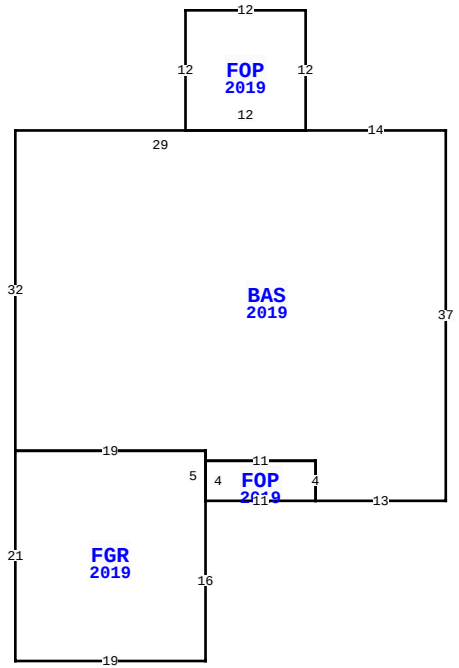
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	2019	1,452	192,552
FGR	399	55	2019	219	29,042
FOP	44	30	2019	13	1,724
FOP	144	30	2019	43	5,702
TOTALS	2,039			1,727	229,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,727	99.9000	138.86	239,811	2019	2019	0	0	0	4.50	95.50

1 SNGL FAM 0% - 0 Heated Area: 1452 HX Base Yr



27222 W FOURTH AV, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	229,020
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,875
TOTAL MARKET VALUE	254,895
SOH/AGL Deduction	0
ASSESSED VALUE	254,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,895
TOTAL JUST VALUE	254,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/1779	9/26/2019	WD	U	I	37	6,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: FRANKLIN EMILY A &						
2225/0563	9/20/2018	WD	Q	V	05	5,000
GRANTOR: HOFFMAN JAMES						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N12 W12 S12 E12$ W29 S32
FGR=[YR=2019] S21 E19 N16 FOP=[YR=2019] E11 N4 W11 S4$ N5
W19$ E19 S1 E11 S4 E13 N37$.

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	0	0005	R-2	75.00	125.00	75.00	FF		1.00	1.00	1.00	345.00	345.00	25,875							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 25,875 Market: 0 Agricultural: 0 Common: 25,875 PRINTED 07/09/2026 BY SYS