BLOCK 128 LOTS 19 THRU 24
TOWN OF HILLIARD

REID JEFFERY BRIAN/STAFFORD SUSAN RAE
27246 W 4TH AVE
HILLIARD, FL 32046

2026

08-3N-24-2380-0128-0190

BUILDING CHARACTERISTICS

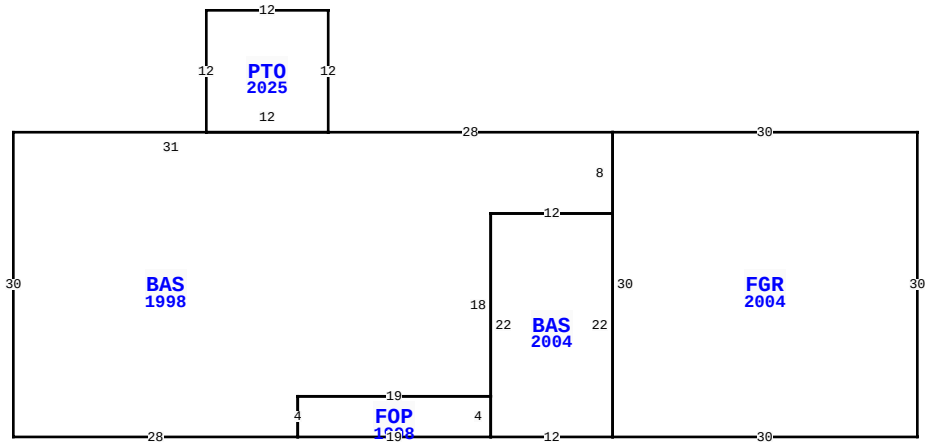
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,430	100	1998	1,430	154,942
BAS	264	100	2004	264	28,605
FGR	900	55	2004	495	53,634
FOP	76	30	1998	23	2,492
PTO	144	5	2025	7	758
TOTALS	2,814			2,219	240,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	118.9524	124.90	277,153	1998	1998	0	0	0	13.25	86.75

1 SINGLE FAM 100% - 2023 Heated Area: 1694 HX Base Yr 2023



27246 W FOURTH AVE, HILLIARD

BLD DATE	03/03/2023 NW	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	240,430
TOTAL MARKET OB/XF VALUE	4,368
TOTAL LAND VALUE - MARKET	51,750
TOTAL MARKET VALUE	296,548
SOH/AGL Deduction	67,573
ASSESSED VALUE	228,975
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	172,564
TOTAL JUST VALUE	296,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220227	REPAIR/RRF	0	07/19/2022
0405124	GARAGE	9,072	05/03/2004
9712279	NEW CONSTR	61,368	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1285	3/25/2022	WD	U	I	11	100
GRANTOR: KELLY MICHAEL & KAREN						
GRANTEE: REID JEFFERY B & SU						
2550/0141	3/25/2022	WD	Q	I	01	309,000
GRANTOR: KELLY MICHAEL & KAREN						
GRANTEE: REID JEFFERY BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=-30,0] W28 W31 S30 E28 N4 E19 N18 E12 N8 $
FGR=[YR=2004;ORIG=0,0] W30 S30 E30 N30 $
BAS=[YR=2004;ORIG=-42,30] E12 N22 W12 S22 $
PTO=[YR=2025;ORIG=-58,0] N12 W12 S12 E12 $
FOP=[YR=1998;ORIG=-61,30] E19 N4 W19 S4 $
.

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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2000	2000	3	26	4,368	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	345.00	345.00	34,500							
2	000100	C	RES	100	0006	R-2	50.00	125.00	50.00	FF		1.00	1.00	1.00	345.00	345.00	17,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/09/2026 BY SYS