BLOCK 137 LOTS 13 14 15 & 16
TOWN OF HILLIARD

HALLMAN MICHAEL & MELISSA
3921 NORTHWEST 78TH LANE
HOLLYWOOD, FL 33024

2026

08-3N-24-2380-0137-0130

BUILDING CHARACTERISTICS

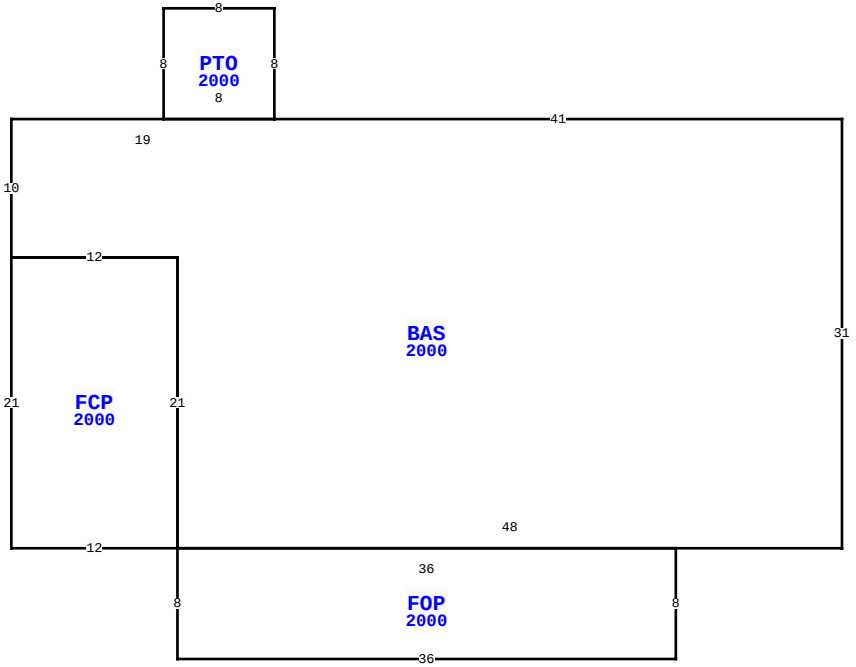
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,608	100	2000	1,608	220,458
FCP	252	25	2000	63	8,637
FOP	288	30	2000	86	11,791
PTO	64	5	2000	3	412
TOTALS	2,212			1,760	241,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,760	112.4000	156.24	274,982	2000	2000	0	0	0	12.25	87.75

1 SNGL FAM 0% - 2025 Heated Area: 1608 HX Base Yr



27275 MINNESOTA ST, 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	241,297
TOTAL MARKET OB/XF VALUE	42,500
TOTAL LAND VALUE - MARKET	34,500
TOTAL MARKET VALUE	318,297
SOH/AGL Deduction	5,384
ASSESSED VALUE	312,913
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,913
TOTAL JUST VALUE	318,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200107	REPAIR/RRF	0	05/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/337	8/05/2024	WD	Q	I	01	355,000
GRANTOR: THRIFT BETTINA M						
GRANTEE: HALLMAN MICHAEL & M						
1129/1016	4/14/2003	WD	Q	I		108,000
GRANTOR: MILLAN RHONDA & THOMA						
GRANTEE: THRIFT BETTINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W41 PTO=[YR=2000] N8 W8 S8 E8$ W19 S10
FCP=[YR=2000] S21 E12 FOP=[YR=2000] S8 E36 N8 W36$ N21 W12 $
E12 S21 E48 N31$.

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
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	345.00	345.00	34,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 07/09/2026 BY SYS