BLOCK 152 LOTS 16 17 & 18
IN OR 766/774
R407950 & R407951

HELMS PHYLLIS L HERRINGTON
27034 WEST SECOND AVENUE
HILLIARD, FL 32046

2026

08-3N-24-2380-0152-0160

BUILDING CHARACTERISTICS

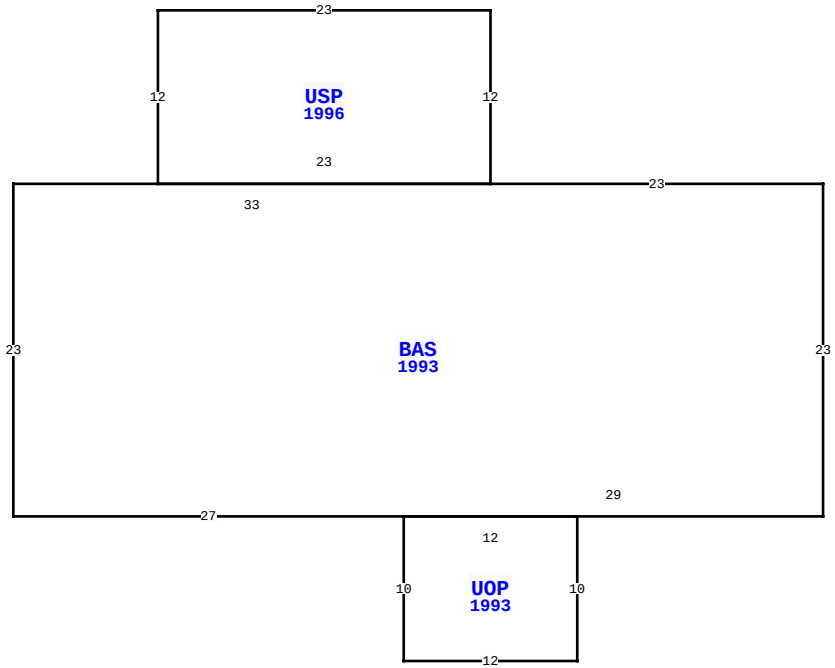
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,288	100	1993	1,288	40,595
UOP	120	25	1993	30	946
USP	276	50	1996	138	4,349
TOTALS	1,684			1,456	45,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	123.6000	105.06	152,967	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1288 HX Base Yr



27034 W SECOND AV, 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		45,890
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		25,875
TOTAL MARKET VALUE		71,765
SOH/AGL Deduction		44,676
ASSESSED VALUE		27,089
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,089
TOTAL JUST VALUE		71,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9002011A	MH MOVE-ON	0	02/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0766/0774	7/25/1996	WD	Q	I	01	100
GRANTOR: HERRINGTON JULIA T						
GRANTEE: HELMS PHYLLIS LYNET						
0751/0935	2/14/1996	WD	U	I	18	10,000
GRANTOR: HELMS PHYLLIS LYNETTE						
GRANTEE: HELMS ERIC W & PHYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 USP=[YR=1996] N12 W23 S12 E23 $ W33 S23 E27
UOP=[YR=1993] S10 E12 N10 W12 $ E29 N23 $.

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

REVIEW DATE 05/06/2024 BY WWA Total Acres: 0.00 Total Land Value: 25,875 Market: 0 Agricultural: 0 Common: 25,875 PRINTED 07/09/2026 BY SYS