

BLOCK 160 LOTS 10 11 & 12
IN OR 2192/1134
TOWN OF HILLIARD

PEJSA SHAWN J &/ANDERSON PAIGE L
27485 W SECOND AV
HILLIARD, FL 32046

2026

08-3N-24-2380-0160-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1993	400	46,255
BAS	620	100	2001	620	71,696
FOP	84	30	2001	25	2,891
FOP	230	30	2007	69	7,979
FUS	500	100	1993	500	57,819
FUS	400	100	2007	400	46,255
UST	15	45	2007	7	810
TOTALS	2,249			2,021	233,703

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,021	122.0296	128.13	258,951	1917	2005	0	0	0	9.75	90.25	
1 SINGLE FAM 100% - 2023 Heated Area: 1920 HX Base Yr 2023													
27485 W SECOND AVE, HILLIARD													

TOTAL OB/XF 832													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/11/2026	MLU						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0940	SHEDS/PORT	0	100	12	11		132.00	SF	30.00			30.00

TOTAL OB/XF 832													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0006	R-2	75.00	125.00	75.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		233,703	
TOTAL MARKET OB/XF VALUE		832	
TOTAL LAND VALUE - MARKET		25,875	
TOTAL MARKET VALUE		260,410	
SOH/AGL Deduction		11,870	
ASSESSED VALUE		248,540	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		197,129	
TOTAL JUST VALUE		260,410	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0603054	REPAIR/RRF	4,700	03/13/2006
663	DEMOLITION	0	03/14/2000
9912202	ADDITION	15,000	12/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/1134	4/20/2018	WD	Q	I	01	169,000
GRANTOR: MCG HOMES LLC						
GRANTEE: PEJSA SHAWN J & PAI						
2113/0212	4/07/2017	SW	U	I	12	52,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: MCG HOMES LLC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2001] W8 FOP=[YR=2001] N7 W12 S4 UST=[YR=2007] W5 S3 E5 N3\$ S3 E12\$ W23 S20 E6 BAS=[YR=1993] S16 E1 FOP=[YR=2007] S10 E23 N10 W23\$ E24 N16 W25\$ E25 N20\$ PTR=E15 FUS=[YR=1993] E25 S20 FUS=[YR=2007] S16 W25 N16 E25\$ W25 N20\$ W15\$.													