BLOCK 167 LOT 7 THRU 12
TOWN OF HILLIARD

BAHR KATHLEEN & BRYON
27503 1ST AVENUE WEST
HILLIARD, FL 32046

2026

08-3N-24-2380-0167-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

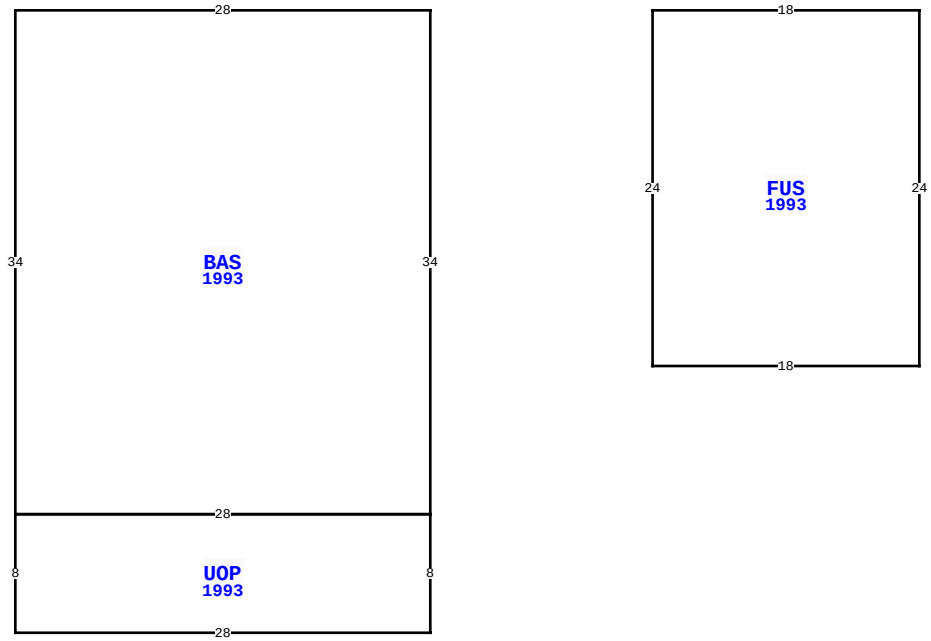
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	32,278
FUS	432	100	1993	432	14,647
UOP	224	20	1993	45	1,526
TOTALS	1,608			1,429	48,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	64.5840	67.81	96,900	1915	1915	0	0	0	50.00	50.00

1 SINGLE FAM 0% - 2024 Heated Area: 1384 HX Base Yr



27503 W FIRST AVE, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,450
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,750
TOTAL MARKET VALUE	100,200
SOH/AGL Deduction	0
ASSESSED VALUE	100,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,200
TOTAL JUST VALUE	100,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9503059	XFOB	900	03/25/1995
9306095	REMODEL	2,450	06/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/0722	1/25/2023	WD	Q	I	01	95,000
GRANTOR: CREATIVE PROPERTIES G						
GRANTEE: BAHR KATHLEEN & BRY						
2462/1245	4/02/2021	WD	Q	I	01	116,500
GRANTOR: NIGHBERT JAMES						
GRANTEE: CREATIVE PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S34 UOP=[YR=1993] S8 E28 N8W28$ E28 N34$
PTR=E15 FUS=[YR=1993] E18 S24 W18 N24$ W15$.

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	0006	R-2	150.00	125.00	150.00	FF		1.00	1.00	1.00	345.00	345.00	51,750							

REVIEW DATE 03/29/2023 BY WW Total Acres: 0.00 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/09/2026 BY SYS