BLOCK 168 LOTS 13 THRU 16
IN OR 1228/272
TOWN OF HILLIARD

KIDD DAVID R & ANNA M
27073 MISSOURI STREET
HILLIARD, FL 32046

2026

08-3N-24-2380-0168-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

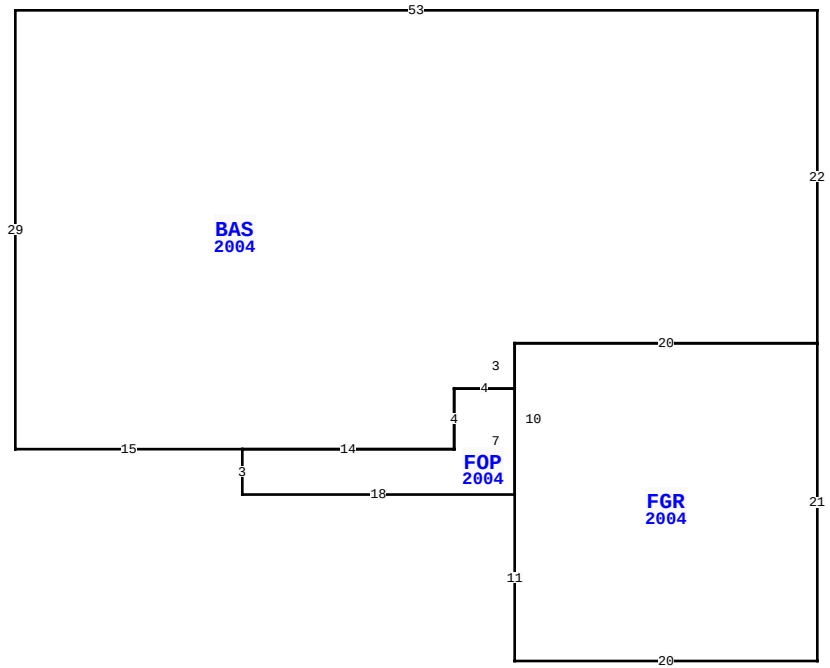
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	2004	1,381	139,561
FGR	420	55	2004	231	23,344
FOP	70	30	2004	21	2,122
TOTALS	1,871			1,633	165,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	114.2400	119.95	195,878	2004	2004	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2005 Heated Area: 1381 HX Base Yr 2005



27073 MISSOURI ST, 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		165,027
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		199,527
SOH/AGL Deduction		85,789
ASSESSED VALUE		113,738
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,327
TOTAL JUST VALUE		199,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0311256	NEW CONSTR	80,000	11/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1228/0272	5/06/2004	WD	Q	I		124,900

GRANTOR: FRANKLIN BOBBY Y
GRANTEE: KIDD DAVID R & ANNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W53 S29 E15 FOP=[YR=2004] S3 E18 FGR=[YR=2004] S11 E20 N21 W20 S10$ N7 W4 S4 W14$ E14 N4 E4 N3 E20 N22$.

EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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