BLOCK 172 LOTS 9 10 11 & 12
1971/PEAC/SW/MH
TOWN OF HILLIARD

ARIAS CYNTHIA/WHITE DAVID R JR
27147 W FIRST AVENUE
HILLIARD, FL 32046

2026

08-3N-24-2380-0172-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

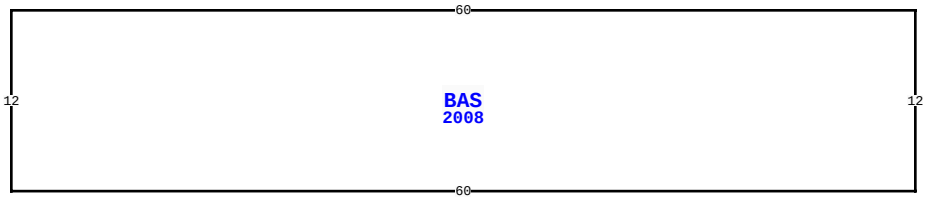
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2008	720	15,753
TOTALS	720			720	15,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	85.8000	72.93	52,510	1971	1991	0	0	0	70.00	30.00

1 M/H 93- 100% - 2011 Heated Area: 720 HX Base Yr 2011



27147 W FIRST AVE, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,753
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		50,253
SOH/AGL Deduction		26,005
ASSESSED VALUE		24,248
TOTAL EXEMPTION VALUE	HX HB	24,248
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		50,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/0967	4/01/2019	QC	U	I	11	11,000
GRANTOR: ARIAS CYNTHIA						
GRANTEE: ARIAS CYNTHIA & DAV						
1664/0010	1/18/2010	QC	U	I	11	100
GRANTOR: ARIAS RICHARD E						
GRANTEE: ARIAS THEODORE & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S12 E60 N12$.

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	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