BLK 175 LOTS 1,2,3 & 4
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

HUNTER KURT/FERNANDEZ DANA
27053 NEW FRONT ST
HILLIARD, FL 32046

2026

08-3N-24-2380-0175-0010

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

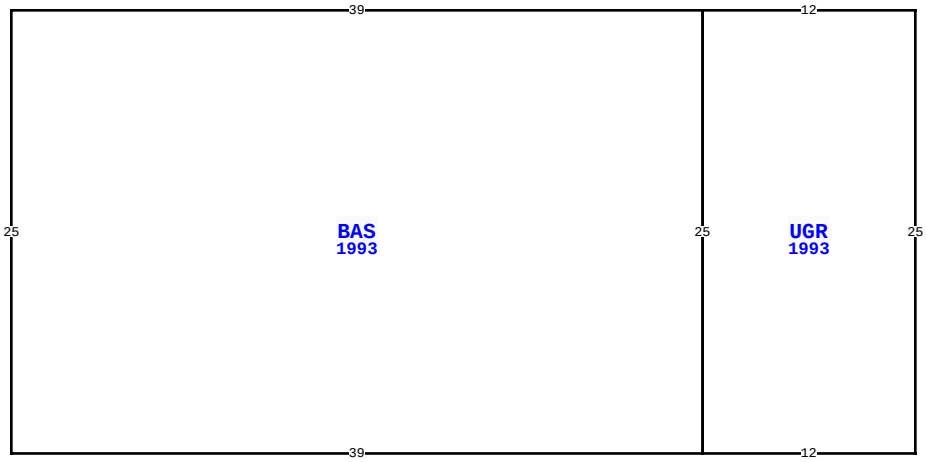
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	1993	975	122,233
UGR	300	45	1993	135	16,925
TOTALS	1,275			1,110	139,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,110	142.9887	150.14	166,655	1973	2003	0	0	0	16.50	83.50

1 SINGLE FAM 0% - 0 Heated Area: 975 HX Base Yr



27053 NEW FRONT ST, 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	139,157
TOTAL MARKET OB/XF VALUE	42,500
TOTAL LAND VALUE - MARKET	34,500
TOTAL MARKET VALUE	216,157
SOH/AGL Deduction	18,979
ASSESSED VALUE	197,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,178
TOTAL JUST VALUE	216,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100097	REPAIR/RRF	4,950	08/13/2010
08-0068	REPAIR/RRF	1,990	08/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/1744	8/31/2021	WD	Q	I	01	205,000
GRANTOR: PENSA KRISTIN N & MIC						
GRANTEE: HUNTER KURT & DANA						
2317/0852	11/06/2019	WD	Q	I	01	145,000
GRANTOR: PADGETT ARTHUR L & TO						
GRANTEE: MCNEIL KRISTIN N						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W12 BAS=[YR=1993] W39 S25 E39 N25 $ S25 E12 N25 $.

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
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2003	2003	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	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