

BLK 213 LOTS 13 THRU 18
IN OR 2048/215
TOWN OF HILLIARD WEST S/D OF

MILLER SUSAN & DOUGLAS W JR
27641 IOWA STREET
HILLIARD, FL 32046

2026

08-3N-24-2380-0213-0130



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
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	1,391	100	2003	1,391	142,086
FGR	440	55	2003	242	24,720
FOP	90	30	2003	27	2,758
PTO	120	5	2003	6	613

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	109.0000	114.45	190,674	2003	2003	0	0	0	10.75	89.25
1 SINGLE FAM 100% - 2008 Heated Area: 1391 HX Base Yr 2008												
27641 IOWA ST, HILLIARD												
						BLD DATE					LGL DATE	
						XF DATE					LAND DATE	05/11/2026
						INC DATE					AG DATE	MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 3								Tax Dist:				
BUILDING MARKET VALUE								170,177				
TOTAL MARKET OB/XF VALUE								0				
TOTAL LAND VALUE - MARKET								51,750				
TOTAL MARKET VALUE								221,927				
SOH/AGL Deduction								102,289				
ASSESSED VALUE								119,638				
TOTAL EXEMPTION VALUE								HX HB		51,411		
BASE TAXABLE VALUE								68,227				
TOTAL JUST VALUE								221,927				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								217,767				