PT OF LOTS 56 & 57
IN OR 1149/1414
CORNWALL SURVEY

CROSBY THOMAS J JR
27518 GEORGIA STREET
HILLIARD, FL 32046

2023

07-3N-24-2020-0056-0010

BUILDING CHARACTERISTICS

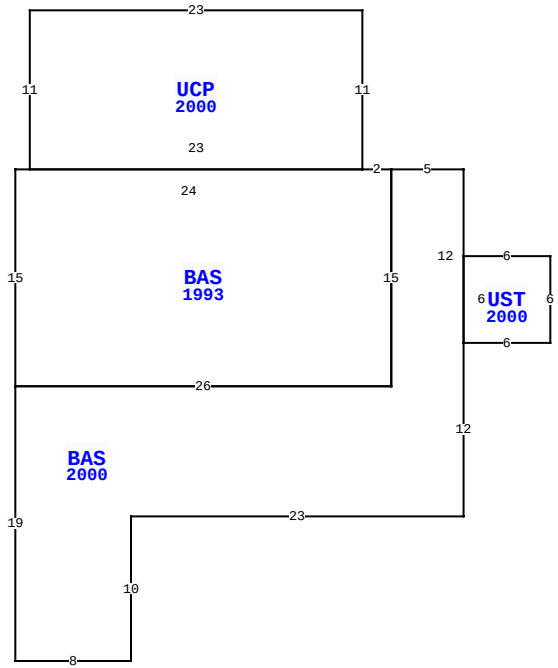
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	390	100	390	27,115
BAS	434	100	434	30,174
UCP	253	20	51	3,546
UST	36	45	16	1,113
TOTALS	1,113		891	61,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	891	100.1160	90.35	80,502	1960	1975	0	0	0	23.05	76.95

1 SINGLE FAM – 100% - 2004 Heated Area: 824 HX Base Yr 2004



27518 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,946
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		91,946
SOH/AGL Deduction		41,292
ASSESSED VALUE		50,654
TOTAL EXEMPTION VALUE	HX HB	25,654
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		91,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/1414	6/30/2003	WD	Q	I		55,000
GRANTOR: 8 FLAGS FEDERAL CREDI						
GRANTEE: CROSBY THOMAS J JR						
1134/0175	5/01/2003	CT	U	I	14	30,000
GRANTOR: CLERK OF COURT						
GRANTEE: 8 FLAGS FEDERAL CRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W5 BAS=[YR=1993] W2 UCP=[YR=2000] N11 W23 S11 E23 $ W24 S15 E26 N15 $ S15 W26 S19 E8 N10 E23 N12 UST=[YR=2000] E6 N6 W6 S6 $ 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	000115	C	SFR ACRES	100	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/28/2018 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS