LOT 58 (EX S-1 & S-2)
IN OR 2557/425
CORNWALL SURVEY

KING DANIELLE
27590 GEORGIA ST
HILLIARD, FL 32046

2023

07-3N-24-2020-0058-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	14	CARPET 30
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
Quality	03	Quality Level 03

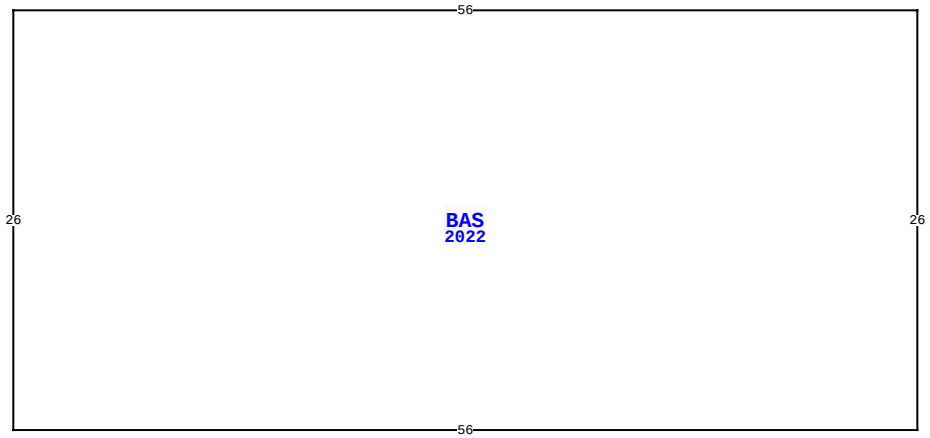
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	117,651
TOTALS	1,456		1,456	117,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.6000	81.62	118,839	2022	2022	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2023 Heated Area: 1456 HX Base Yr 2023



27590 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		117,651
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		115,140
TOTAL MARKET VALUE		232,791
SOH/AGL Deduction		43,564
ASSESSED VALUE		189,227
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,227
TOTAL JUST VALUE		232,791
NCON VALUE		117,650
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006287	CO ISSUED	0	11/09/2022
22012480	MH MOVE-ON	0	08/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/0427	4/11/2022	WD	Q	V	03	80,000
GRANTOR: MCINTOSH LEO DANIEL E						
GRANTEE: KING DANIELLE						
2557/0425	4/07/2022	PR	U	V	11	100
GRANTOR: MCINTOSH LEO DANIEL E						
GRANTEE: POWERS MELBA,THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 N26$.

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	OR	0.00	0.00	6.06	AC		1.00	1.00	1.00	19,000.00	19,000.00	115,140							

REVIEW DATE 09/13/2022 BY WW Total Acres: 6.06 Total Land Value: 115,140 Market: 0 Agricultural: 0 Common: 115,140 PRINTED 08/02/2023 BY SYS