LOT 59
IN OR 2632/1834
CORNWALL SURVEY

MALLIOS RENTALS LLC
2843 BROWARD RD
JACKSONVILLE, FL 32218

2023

07-3N-24-2020-0059-0000

BUILDING CHARACTERISTICS

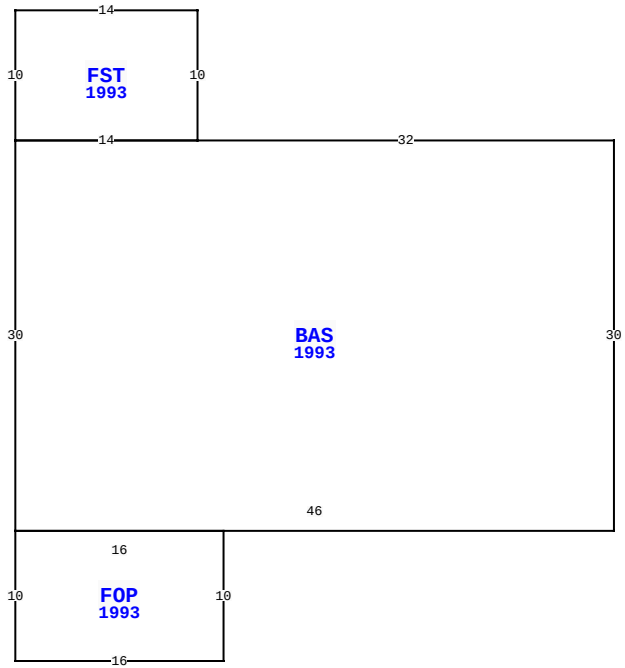
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	109,591
FOP	160	30	48	3,812
FST	140	55	77	6,115
TOTALS	1,680		1,505	119,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,505	123.9300	111.85	168,334	1964	1984	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 0 Heated Area: 1380 HX Base Yr



27664 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 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		119,517
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		153,812
SOH/AGL Deduction		79,022
ASSESSED VALUE		74,790
TOTAL EXEMPTION VALUE	HX HB WX	50,495
BASE TAXABLE VALUE		24,295
TOTAL JUST VALUE		320,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1834	4/13/2023	WD	Q	I	01	280,000
GRANTOR: ROBINSON SYLVIA						
GRANTEE: MALLIOS RENTALS LLC						
2632/1832	4/13/2023	TD	U	I	11	100
GRANTOR: ROBINSON SYLVIA I						
GRANTEE: ROBINSON SYLVIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FST=[YR=1993] N10 W14 S10 E14$ W14 S30
FOP=[YR=1993] S10 E16 N10 W16$ E46 N30$.

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	550.00	550.00	3,300							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	410.00	410.00	820							
4	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 10.00 Total Land Value: 34,295 Market: 171,000 Agricultural: 4,295 Common: 30,000 PRINTED 08/02/2023 BY SYS