BLOCK 132 LOTS 1 THRU 12
TOWN OF HILLIARD

HERRINGTON COREY J & JORDAN RE
27275 GEORGIA STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0132-0010

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

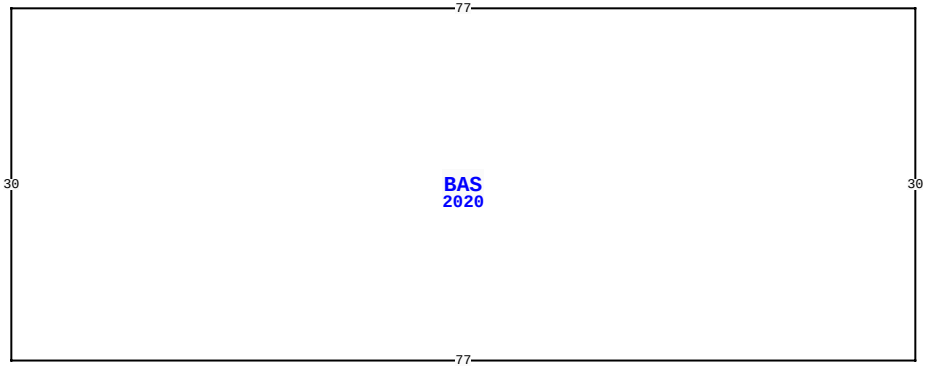
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100	2,310	179,992
TOTALS	2,310		2,310	179,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	2,310	120.4763	78.31	180,896	2020	2020	0	0	0	0.50	99.50

1 MOD FRAME – 100% - 2021 Heated Area: 2310 HX Base Yr 2021



27285 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,992
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		81,000
TOTAL MARKET VALUE		260,992
SOH/AGL Deduction		27,806
ASSESSED VALUE		233,186
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,186
TOTAL JUST VALUE		260,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200238	CO ISSUED	0	12/28/2020
20200238	NEW CONSTR	0	10/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2365/1209	5/13/2020	WD	U	I	11	100
GRANTOR: HERRINGTON STANLEY JA						
GRANTEE: HERRINGTON COREY JA						
1880/1362	9/17/2013	QC	U	I	11	100
GRANTOR: HERRINGTON DEANNA LEE						
GRANTEE: HERRINGTON STANLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W77 S30 E77 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	000000	C	VAC RES	100	0006	R2	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							

REVIEW DATE 01/07/2021 BY TW Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS