

LOTS 3 4 5 6 11 12 OR
W1/2 OF SW1/4
PT OR 1699/782

27 INVESTMENTS III LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771

2023

09-4N-24-0000-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 4													
Exterior Wall	20	FACE BRICK 90	0900	01	2,780	102.5568	121.79	338,576	1981	1994	0	0	20.28	79.72	VALUATION BY													
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 0% - 0												Heated Area: 2229													
Roof Structure	03	GABLE/HIP 100													HX Base Yr													
Roof Cover	12	MODULAR MT 100																										
Interior Wall	06	CUST PANEL 100																										
Interior Floor	14	CARPET 100																										
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																										
BUD8 Adjustme	04	DIST 01 100																										
Occupancy	00	NONE 100																										
Quality			01	Quality Level 01																								
DOR CODE			5000IMPROVED 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	1,705	100	1,705	165,540																								
BAS	110	100	110	10,680																								
BAS	414	100	414	40,196																								
FGR	750	55	412	40,001																								
FOP	77	30	23	2,233																								
FOP	385	30	116	11,263																								
TOTALS			3,441	2,780	269,913																							
EXTRA FEATURES			28166 GOOD ACRES RD, HILLIARD																									
L N	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											
2	0202	BARN WD 30	0	0	40	80	3,200.00	SF	10.05	10.05	100	2000	2000	3	29	9,326												
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803												
4	0812	CONCRETE C	0	0	0	0	2,963.00	SF	4.00	4.00	100	1983	1983	3	44	5,215												
6	0680	POLE SHED	0	0	0	0	1,548.00	SF	10.00	10.00	100	2000	2000	3	29	4,489												
7	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2011	2011	3	68	1,958												
8	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2011	2011	3	68	1,958												
9	0861	POOL GUNIT	0	0	0	0	476.00	SF	85.00	85.00	100	2011	2011	3	68	27,513												
10	0855	CONC PAVER	0	0	0	0	1,724.00	SF	10.00	10.00	100	2011	2011	3	93	16,033												
11	0462	ST/AL FNC	0	0	0	0	600.00	SF	10.00	10.00	100	2011	2011	3	68	4,080												
12	0812	CONCRETE C	0	0	846	1	3,846.00	SF	4.00	4.00	100	2011	2011	3	93	14,307												
LAND DESCRIPTION			TOTAL OB/XF 86,682																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	00006		0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000											
2	006000	A	PAST1/HAY	0			0.00	0.00	64.00	AC		1.00	1.00	1.00	440.00	440.00	28,160											
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	56.00	AC		1.00	1.00	1.00	175.00	175.00	9,800											
4	005500	A	TIMBER 2 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	550.00	550.00	4,950											
5	005600	A	TIMBER 3 SI	0			0.00	0.00	59.15	AC		1.00	1.00	1.00	410.00	410.00	24,252											
6	009910	M	MKT. VAL. AG	0			0.00	0.00	188.15	AC		1.00	1.00	1.00	2,500.00	2,500.00	470,375											
REVIEW DATE			06/12/2020		BY		TWA		Total Acres: 192.15		Total Land Value: 139,162		Market: 470,375		Agricultural: 67,162		Common: 72,000		PRINTED 08/02/2023 BY SYS									

1 SNGL FAM - 0% - 0

Heated Area: 2229

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/19/2023

MLU

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1699/0782	9/14/2010	WD U	I	I	38	1,550,000

GRANTOR: OAK PLANTATION LLC

GRANTEE: 27 INVESTMENTS III

1544/0607	1/03/2008	WD U	I	I	21	2,694,500
-----------	-----------	------	---	---	----	-----------

GRANTOR: COASTAL LAND PARTNERS

GRANTEE: OAK PLANTATION LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W26 S16 BAS=[YR=2003] W10 FOP=[YR=2003] W35 S11 BAS=[YR=1993] S31 E14 BAS=[YR=2003] S18 E6 FOP=[YR=2003] S7 E11 N7 W11 \$ E17 N18 W23 \$ E41 N31 W55 \$ E35 N11 \$ S11 E10 N11 \$ S11 E10 S3 E16 N30 \$.

27 INVESTMENTS III LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771

09-4N-24-0000-0002-0000

[illegible]

27 INVESTMENTS III LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771

09-4N-24-0000-0002-0000

</

27 INVESTMENTS III LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771

09-4N-24-0000-0002-0000

[illegible]