

SHEFFIELD MITCHELL M EST/MARY LOU S SHEFFIELD
27205 MAGNOLIA AVE
HILLIARD, FL 32046

17-3N-24-2020-0017-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
04 WOOD TRUSS 100
03 COMP SHNGL 100
04 PLYWOOD 90
06 CUST PANEL 10
02 MIN PLYWD 50
14 CARPET 50
03 CENTRAL 100
04 AIR DUCTED 100
3 100
1 100

02 WOOD FRAME 100
1. 1. 100
0 100
03 DIST HI 100
00 NONE 100

03 Quality Level 03
0100 SINGLE FAMILY
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	92,412
FEP	210	80	168	9,584
FSP	384	40	154	8,785

TOTALS	2,214	1,942	110,781
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTTOTADJNORM% COND

0100011,94296.138086.76168,488191419140034.2565.75

1 SINGLE FAM - 100% - 0Heated Area: 1620HX Base Yr

24

24

24

24

20

14

30

30

7

7

BAS

1993

FEP

2012

FSP

1993

NASSAU COUNTY PROPERTY

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3

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE110,781

TOTAL MARKET OB/XF VALUE4,703

TOTAL LAND VALUE - MARKET54,740

TOTAL MARKET VALUE170,224

SOH/AGL Deduction99,926

ASSESSED VALUE70,298

TOTAL EXEMPTION VALUEHX HB WX50,298

BASE TAXABLE VALUE20,000

TOTAL JUST VALUE170,224

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE149,767

SALES DATA

OFF RECORD TYPE Q V RSN SALE
NumberDATEINSTU I CDPRICE

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W16 BAS=[YR=1993] W50 S24 E20 S14 FEP=[YR=2012]
S7 E30 N7 W30 \$ E30 N38 \$ S24 E16 N24 \$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES10000050.000.002.38AC1.001.001.0023,000.0023,000.0054,740

REVIEW DATE

10/15/2018

BY

TWA

Total Acres: 2.38

Total Land Value: 54,740

Market: 0

Agricultural: 0

Common: 54,740

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