

PT OF LOT 17
IN OR 2107/1295 & OR 1922/1470
CORNWALL SURVEY

SHEFFIELD DEVIN S
27155 MAGNOLIA AVE
HILLIARD, FL 32046

2023

17-3N-24-2020-0017-0010



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	VALUATION SUMMARY										
Exterior Wall	20	FACE BRICK 100	0100	01	2,040	110.6420	99.85	203,694	1995	1995	0	0	20.25	79.75	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 1680									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018									
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	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
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	1,680	100	1,680	133,779																					
FCP	500	25	125	9,954																					
FEP	240	80	192	15,289																					
FOP	144	30	43	3,424																					
TOTALS			2,564	2,040	162,446																				
EXTRA FEATURES			27155 MAGNOLIA AVE, 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									
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765										
2	0940	SHEDS/PORT	0 100	12	14	168.00	SF	21.30	21.30	100	1996	1996	3	20	716										
3	0681	POLE SHED	0 100	18	11	198.00	SF	15.00	15.00	100	1998	1998	3	27	802										
4	0510	GARAGE WD-	0 100	30	24	720.00	SF	26.25	26.25	100	1998	1998	3	27	5,103										
5	0810	CONCRETE A	0 100	22	23	506.00	SF	6.50	6.50	100	1998	1998	3	77	2,533										
TOTAL OB/XF 11,919																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005		0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000								
2	000115	C	SFR ACRES	100			0.00	0.00	3.62	AC		1.00	1.00	1.00	18,000.00	18,000.00	65,160								
REVIEW DATE 10/15/2018 BY TWA Total Acres: 7.62 Total Land Value: 137,160 Market: 0 Agricultural: 0 Common: 137,160 PRINTED 08/02/2023 BY SYS																									

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