

LOT 19
IN OR 1704/159
CORNWALL SURVEY

ROMERO LVG TRUST/ROMERO WALDO E SR TRUSTEE
27118 ROMERO DRIVE
HILLIARD, FL 32046

2023

17-3N-24-2020-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	DIST HI 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

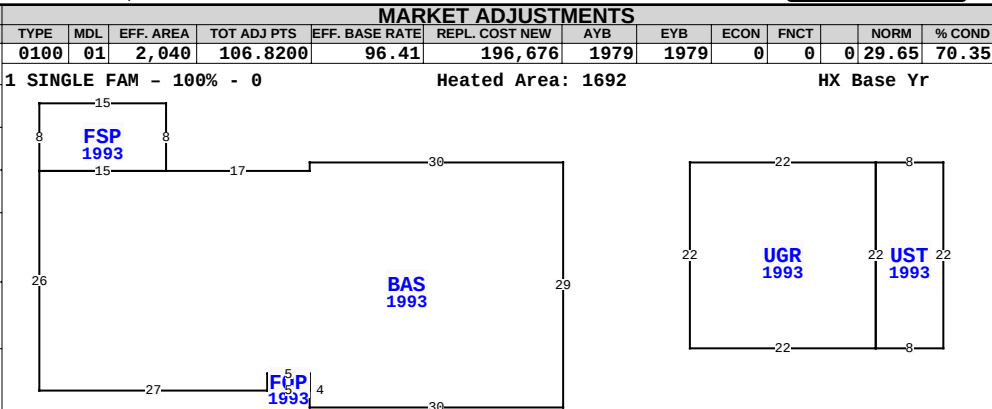
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	1,692	114,759
FOP	10	30	3	203
FSP	120	40	48	3,256
UGR	484	45	218	14,785
UST	176	45	79	5,358

TOTALS	2,482		2,040	138,362
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20	5.20
3	0681	POLE SHED	0	100	8	36	288.00	SF	15.00	15.00
4	0510	GARAGE WD-	0	100	0	0	824.00	SF	35.00	35.00
5	0752	USP	0	100	35	8	280.00	SF	15.00	15.00
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	005000	C	RURAL HOME	100	0004		0.00	0.00	1.00	AC
2	005000	C	RURAL HOME	100			0.00	0.00	1.00	AC
3	005500	A	TIMBER 2 SI	0			0.00	0.00	3.50	AC
4	005600	A	TIMBER 3 SI	0			0.00	0.00	4.50	AC
5	009910	M	MKT. VAL. AG	0			0.00	0.00	8.00	AC

REVIEW DATE	10/12/2020	BY	TWA
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27118 ROMERO DR, HILLIARD

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

TOTAL OB/XF										
16,177										

Total Acres: 10.00	Total Land Value: 23,770	Market: 80,000	Agricultural: 3,770
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	138,362		
TOTAL MARKET OB/XF VALUE	16,177		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	178,369		
SOH/AGL Deduction	50,197		
ASSESSED VALUE	128,112		
TOTAL EXEMPTION VALUE	HX HB WR 55,000		
BASE TAXABLE VALUE	73,112		
TOTAL JUST VALUE	254,539		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	144,039		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120094	XFOB	7,500	06/18/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1704/0159	8/26/2010	WD	U	I	30	100
GRANTOR: ROMERO WALDO E & VERO						
GRANTEE: ROMERO WALDO E SR &						
0242/0258	6/01/1977	WD	U	I		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W30 S1 W17 FSP=[YR=1993] N8 W15 S8 E15\$ W15 S26 E27 FOP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S4 E30 N29\$ PTR=E15 UGR=[YR=1993] E22 UST=[YR=1993] E8 S22 W8 N22\$ S22W22 N22\$ W15\$.						

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 20,000	PRINTED 08/02/2023 BY SYS
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