LOT 25
IN OR 2534/1051
CORNWALL SURVEY

HARRIS FRONE E/HARRIS WILLIAM ALLEN
27278 INSPIRATION WAY
HILLIARD, FL 32046

2023

25-4N-23-2020-0025-0000

BUILDING CHARACTERISTICS

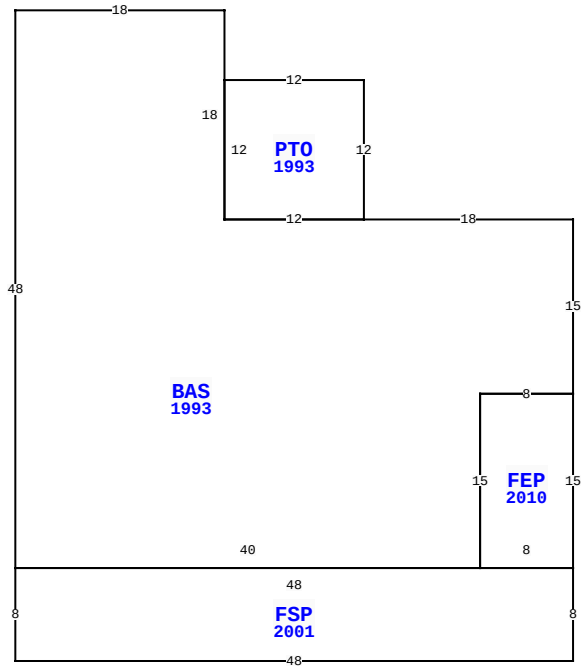
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED 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	1,644	100	1,644	160,570
FEP	120	80	96	9,376
FSP	384	40	154	15,041
PTO	144	5	7	684
TOTALS	2,292		1,901	185,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	129.6050	116.97	222,360	1989	1989	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1644 HX Base Yr



27278 INSPIRATION WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,999
TOTAL MARKET OB/XF VALUE		7,804
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		283,083
SOH/AGL Deduction		123,018
ASSESSED VALUE		160,065
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		105,065
TOTAL JUST VALUE		431,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002973	MH MOVE-ON	0	03/01/2000
7973	XFOB	4,513	04/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/1051	1/27/2022	WD	U	I	11	100
GRANTOR: HARRIS FRONE E						
GRANTEE: HARRIS FRONE E & WI						
2519/0406	12/03/2021	WD	U	I	11	100
GRANTOR: HARRIS FRONE E						
GRANTEE: HARRIS FRONE E & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=1993] N12 W12 S12 E12 $ W12 N18 W18 S48 FSP=[YR=2001] S8 E48 N8 FEP=[YR=2010] N15 W8 S15 E8 $ W48 $ E40 N15 E8 N15 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0940	SHEDS/PORT	0	100	10	14	140.00	SF	24.00	24.00	100	1992	1992	3	20	672	
3	0681	POLE SHED	0	100	9	14	126.00	SF	15.00	15.00	100	1992	1992	3	20	378	
4	0681	POLE SHED	0	100	9	14	126.00	SF	15.00	15.00	100	1992	1992	3	20	378	
5	0752	USP	0	100	9	8	72.00	SF	15.00	15.00	100	1996	1996	3	25	270	
6	0940	SHEDS/PORT	0	100	20	6	120.00	SF	30.00	30.00	100	2009	2009	3	45	1,620	
7	0350	CARPORT WD	0	100	20	18	360.00	SF	13.00	13.00	100	2009	2009	3	45	2,106	

LAND DESCRIPTION

TOTAL OB/XF 7,804

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	410.00	410.00	3,280							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							
4	005000	C	RURAL HOME	0	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/30/2020 BY TWA Total Acres: 10.00 Total Land Value: 63,280 Market: 152,000 Agricultural: 3,280 Common: 60,000 PRINTED 08/02/2023 BY SYS

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27278 INSPIRATION WAY
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2023

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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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

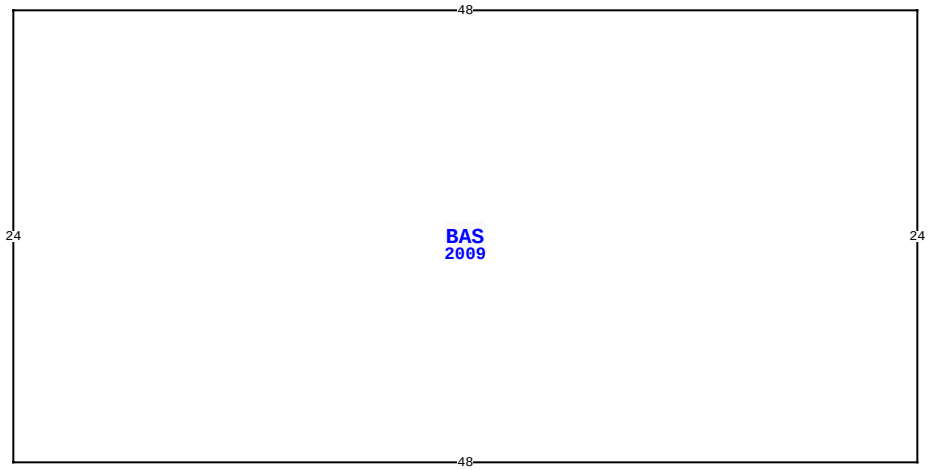
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	26,328
TOTALS	1,152		1,152	26,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	117.2000	76.18	87,759	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



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GRANTOR: HARRIS FRONE E						
GRANTEE: HARRIS FRONE E & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W48 S24 E48 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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