PT OF S1/4 OF SEC 26-4N-23E
IN OR 2107/306 & ESMT'S IN
OR 1334/1755 & OR 1383/270

SZTROIN SONNY J
27044 GENERAL LEE RD
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0370

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

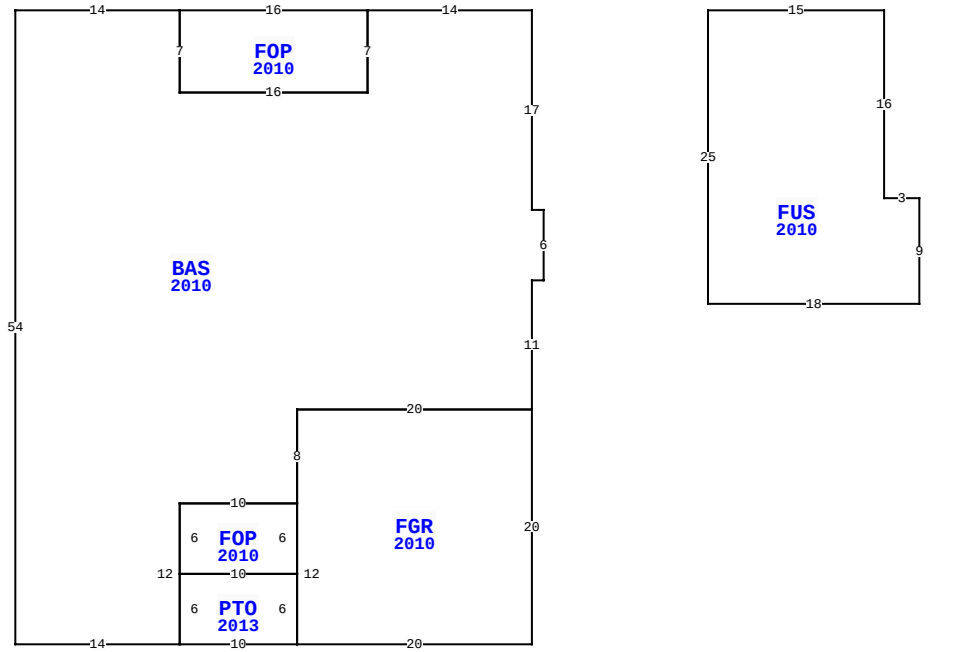
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	197,292
FGR	400	55	220	24,802
FOP	60	30	18	2,029
FOP	112	30	34	3,833
FUS	402	100	402	45,321
PTO	60	5	3	338
TOTALS	2,784		2,427	273,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,427	100.4598	119.30	289,541	2010	2010	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2018 Heated Area: 2152 HX Base Yr 2018



27044 GENERAL LEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,616
TOTAL MARKET OB/XF VALUE		13,629
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		382,245
SOH/AGL Deduction		139,541
ASSESSED VALUE		242,704
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		187,704
TOTAL JUST VALUE		382,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23086	CO ISSUED	0	04/26/2010
E22341	ELEC OTHER	0	01/01/2010
M15001	MECH OTHER	0	01/01/2010
B23086	NEW CONSTR	268,550	12/01/2009
P14053	OTHER	0	12/01/2009
MH054700	MH MOVE-ON	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/0306	3/15/2017	WD	Q	I	01	225,000
GRANTOR: CROSBY CHRISTOPHER J						
GRANTEE: SZTROIN SONNY J						
1573/1171	6/25/2008	WD	U	I	07	100
GRANTOR: CONNER DEVELOPMENT GR						
GRANTEE: CROSBY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 FOP=[YR=2010] W16 S7 E16 N7$ S7 W16 N7 W14 S54 E14 PTO=[YR=2013] E10 FGR=[YR=2010] E20 N20 W20 S8 FOP=[YR=2010] W10 S6 E10 N6$ S12$ N6 W10 S6$ N12 E10N8 E20 N11 E1 N6 W1 N17$ PTR= E15 FUS=[YR=2010] E15 S16 E3 S9 W18 N25$ W15$.

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	2001	2001	3	20	643	
2	0681	POLE SHED	0	100	0	0	1,380.00	SF	15.00	15.00	100	2007	2007	3	52	10,764	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2007	2007	3	35	1,008	
4	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	2007	2007	3	52	936	
5	0810	CONCRETE A	0	100	8	6	48.00	SF	6.50	6.50	100	2007	2007	3	89	278	

LAND DESCRIPTION

TOTAL OB/XF 13,629

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 10/24/2018 BY TWX Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS