

CASE #09-168-CP OR 1677/1539 &
OR 2653/697
EX OR 146/71

CHESSER STEVEN/CHESSER KIMBERLY
27427 SWEARINGEN RD
HILLIARD, FL 32046

2023

32-4N-24-0000-0017-0010



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	PAGE 1 of 2 4										
Exterior Wall	05	AVERAGE 70	0100	01	1,200	110.7000	99.91	119,892	1972	1977	0	0	0	22.70	77.30	VALUATION BY STANDARD									
Exterior Wall	19	COMMON BRK 30	1 SINGLE FAM - 0% - 0													Heated Area: 1040 HX Base Yr									
Roof Structure	03	GABLE/HIP 100	26 40 26 40 12 12 16 16 UST 1993 BAS 1993 FGR 1993													Tax Group: 4 Tax Dist:									
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 113,419									
Interior Wall	04	PLYWOOD 100														TOTAL MARKET OB/XF VALUE 2,737									
Interior Floor	13	LVT/LAMNT 80														TOTAL LAND VALUE - MARKET 87,900									
Interior Floor	07	CORK/VTILE 20														TOTAL MARKET VALUE 204,056									
Air Condition	01	NONE 100														SOH/AGL Deduction 35,145									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 168,911									
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0									
Bathrooms	1.5	100														BASE TAXABLE VALUE 168,911									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 204,056									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE 170,419																						
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
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	1,040	100	1,040	80,319																					
FGR	192	55	106	8,186																					
UST	120	45	54	4,170																					
TOTALS	1,352		1,200	92,677																					
EXTRA FEATURES					27427 SWEARINGEN RD, HILLIARD										BLD DATE XF DATE INC DATE										
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	LGL DATE LAND DATE AG DATE									
4	0810	CONCRETE A	0	0	0			6.50	100	1990	1990	3	62	1,185		06/13/2023 MLU									
5	0940	SHEDS/PORT	0	0	16	10		30.00	100	2005	2005	3	27	1,296											
6	0751	UOP	0	0	16	8		10.00	100	1990	1990	3	20	256											
LAND DESCRIPTION																TOTAL OB/XF 2,737									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0005	OR	0.00	0.00	2.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,900								
REVIEW DATE 10/22/2019 BY TWA Total Acres: 2.93 Total Land Value: 87,900 Market: 0 Agricultural: 0 Common: 87,900 PRINTED 08/02/2023 BY SYS																									

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