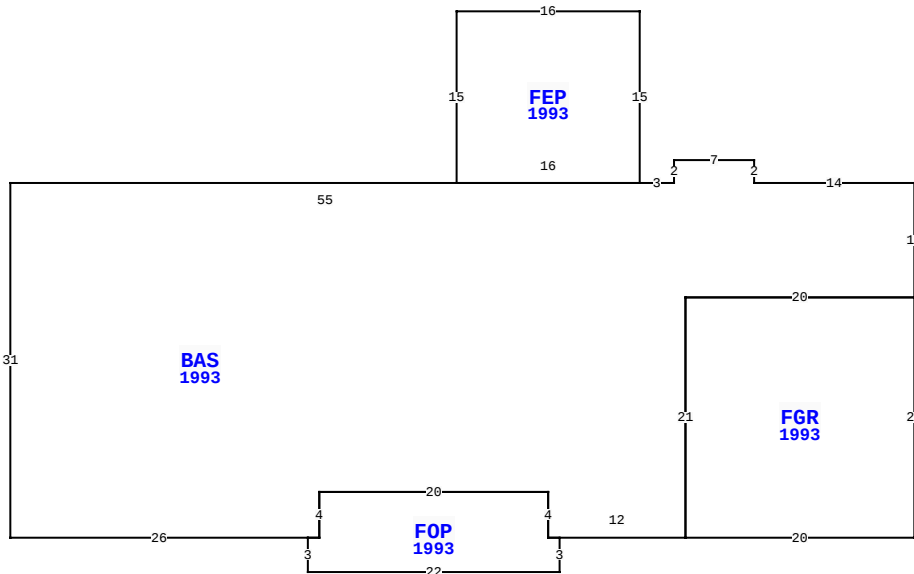


SALLAS JOHN R & MILDRED O
27517 SWEARINGEN ROAD
HILLIARD, FL 32046

2023



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		0900	01	2,430	100.9890	119.92	291,406	1986	1986		0	0	25.80	74.20	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 0													Heated Area: 1963		HX Base Yr									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		216,223									
Interior Wall		04	PLYWOOD 90															TOTAL MARKET OB/XF VALUE		39,427									
Interior Wall		05	DRYWALL 10															TOTAL LAND VALUE - MARKET		389,520									
Interior Floo		12	HARDWOOD 90															TOTAL MARKET VALUE		296,054									
Interior Floo		08	SHT VINYL 10															SOH/AGL Deduction		138,874									
Air Condition		03	CENTRAL 100		ASSESSED VALUE		157,180																						
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE		HX HB VX SL						157,180																
Bedrooms			3 100		BASE TAXABLE VALUE								0																
Bathrooms			2.5 100		TOTAL JUST VALUE								645,170																
Frame		02	WOOD FRAME 100		NCON VALUE								0																
Stories		1.	1. 100		INCOME VALUE																								
Units			0 100		PREVIOUS YEAR MKT VALUE								229,660																
BUD8 Adjustme		04	DIST 01 100																										
Occupancy		00	NONE 100																										
Quality		01	Quality Level 01																										
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	1,963	100	1,963	174,669																									
FEP	240	80	192	17,085																									
FGR	420	55	231	20,555																									
FOP	146	30	44	3,915																									
TOTALS					2,769		2,430		216,223	BLD DATE					LGL DATE					06/13/2023					MLU				
EXTRA FEATURES					27517 SWEARINGEN RD, HILLIARD					XF DATE					LAND DATE														
										INC DATE					AG 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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170														
3	0511	GARAGE CB-	0 100	36	24	864.00	SF	40.00	40.00	100	1999	1999	3	79	27,302														
5	0350	CARPOT WD	0 100	24	14	336.00	SF	13.00	13.00	100	2001	2001	3	20	874														
6	0866	POOL FIBER	0 100	24	11	264.00	SF	72.00	72.00	100	2001	2001	3	20	3,802														
7	0845	KOOL DECK	0 100	0	0	888.00	SF	7.25	7.25	100	2001	2001	3	82	5,279														
LAND DESCRIPTION										TOTAL OB/XF										39,427									
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	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	005500	A	TIMBER 2 SI	0			0.00	0.00	11.13	AC		1.00	1.00	1.00	550.00	550.00	6,122												
3	006000	A	PAST1/HAY	0			0.00	0.00	6.55	AC		1.00	1.00	1.00	440.00	440.00	2,882												
4	005902	A	HARDWOOD SI	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	175.00	175.00	1,400												
5	009910	M	MKT.VAL.AG	0			0.00	0.00	25.68	AC		1.00	1.00	1.00	14,000.00	14,000.00	359,520												
REVIEW DATE		06/08/2020		BY	TWA		Total Acres: 26.68		Total Land Value: 40,404		Market: 359,520		Agricultural: 10,404		Common: 30,000		PRINTED 08/02/2023 BY SYS												