



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	968	75,605
BAS	396	100	396	30,929
UOP	320	20	64	4,999

TOTALS	1,684		1,428	111,533
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPORT MT	0 100	24	34	816.00	SF	10.00	10.00	100	1980
2	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1985
3	0940	SHEDS/PORT	0 100	8	16	128.00	SF	30.00	30.00	100	1985
4	0681	POLE SHED	0 100	10	16	160.00	SF	15.00	15.00	100	1985
5	0681	POLE SHED	0 100	45	26	1,170.00	SF	15.00	15.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.06	AC	
2	000115	C	SFR ACRES	100	0005	OR	50.00	120.00	0.14	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,428	106.0800	100.78	143,914	1962	1962	0	0	22.50	77.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1364 HX Base Yr 2023											
22 44 44 8 8 40 40 22 18 18 22 22 BAS 1993 BAS 2017 UOP 1998											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
27333 SWEARINGEN RD, HILLIARD 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		111,533	
TOTAL MARKET OB/XF VALUE		20,354	
TOTAL LAND VALUE - MARKET		35,910	
TOTAL MARKET VALUE		167,797	
SOH/AGL Deduction		0	
ASSESSED VALUE		167,797	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		117,797	
TOTAL JUST VALUE		167,797	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,912	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R981438	REPAIR/RRF	0	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/0176	8/23/2017	WD U	I	I	37	60,000
GRANTOR: THRIFT RONALD I &						
GRANTEE: HOBBS ROSS W & BROO						
2128/0785	6/10/2017	FJ U	I	I	11	0
GRANTOR: THRIFT IRIS P EST						
GRANTEE: THRIFT RONALD I ET						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W18 BAS=[YR=1993] W44 S22 UOP=[YR=1998] S8 E40 N8 W40\$ E44 N22 \$ S22 E18 N22\$. .											