W1/2 OF W1/2 OF LOT 11
IN OR 1940/485
CORNWALL SURVEY

CURRIN SHERRIE L &/HARRIS JAMES KEVIN
271363 GEORGIA STREET
HILLIARD, FL 32046

2024

05-3N-24-2020-0011-0010

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
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
Quality	04	Quality Level 04

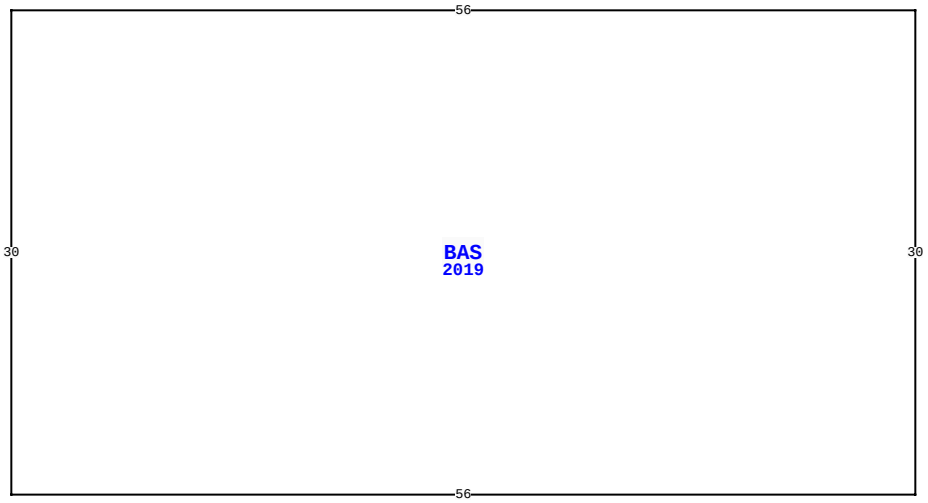
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	153,791
TOTALS	1,680		1,680	153,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.4800	96.36	161,885	2019	2019	0	0	0	5.00	95.00

1 M/H 94+ – 50% - 2020 Heated Area: 1680 HX Base Yr 2020



271363 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,791
TOTAL MARKET OB/XF VALUE		908
TOTAL LAND VALUE - MARKET		57,500
TOTAL MARKET VALUE		212,199
SOH/AGL Deduction		22,196
ASSESSED VALUE		190,003
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		140,003
TOTAL JUST VALUE		212,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0485	9/25/2014	WD	U	I	11	100
GRANTOR: ROWLAND SANDRA M						
GRANTEE: CURRIN SHERRIE L &						
0781/0510	1/03/1997	WD	U	I	21	10,000
GRANTOR: ROWE BRENDA G						
GRANTEE: ROWLAND SANDRA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S30 E56 N30$.

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	1242	WD DECK A	0	50	20	12	240.00	SF	4.40	4.40	100	2019	2019	3	86	908	

LAND DESCRIPTION

TOTAL OB/XF 908

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	000102	C	SFR/MH	50		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	23,000.00	23,000.00	57,500							

REVIEW DATE 03/17/2020 BY TW Total Acres: 2.50 Total Land Value: 57,500 Market: 0 Agricultural: 0 Common: 57,500 PRINTED 08/06/2024 BY SYS