LOTS 56 & 57
IN OR 2327/75
EX S-1 S-2 & S-3

DEYO BRANDON TYLER & VICTORIA GRACE
27450 GEORGIA ST
HILLIARD, FL 32046

2024

07-3N-24-2020-0056-0000

BUILDING CHARACTERISTICS

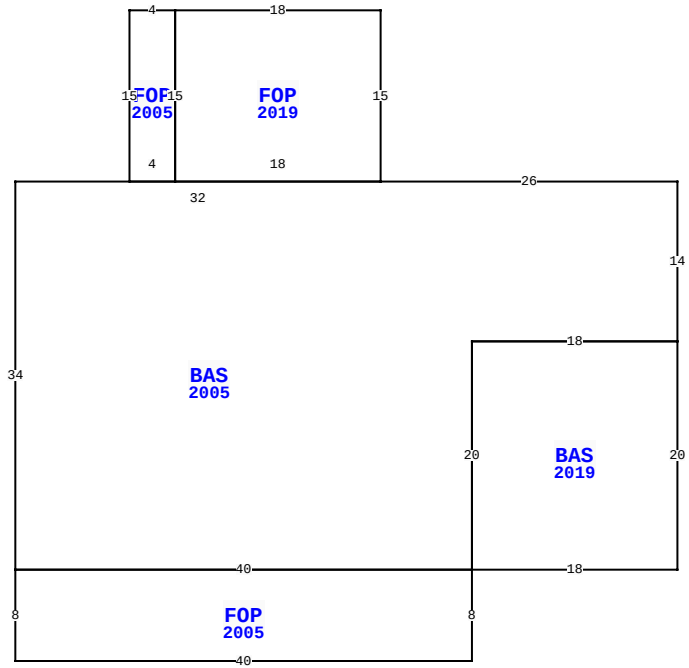
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,612	100	1,612	183,137
BAS	360	100	360	40,900
FOP	60	30	18	2,045
FOP	320	30	96	10,906
FOP	270	30	81	9,202
TOTALS	2,622		2,167	246,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	128.5907	122.16	264,721	2005	2008	0	0	0	7.00	93.00

1 SINGLE FAM - 100% - 2020 Heated Area: 1972 HX Base Yr 2020



27450 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,363
TOTAL MARKET OB/XF VALUE		4,813
TOTAL LAND VALUE - MARKET		235,160
TOTAL MARKET VALUE		379,881
SOH/AGL Deduction		149,907
ASSESSED VALUE		229,974
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		174,974
TOTAL JUST VALUE		527,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013065	GARAGE	36,264	08/25/2022
B0811137	REPAIR/RRF	1,500	11/12/2008
B0414194	NEW CONSTR	113,381	12/01/2004
E0413996	ELEC OTHER	2,000	12/01/2004
M0409038	H/AC	0	12/01/2004
P0408782	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0075	12/20/2019	WD	Q	I	01	365,000
GRANTOR: CRAWFORD JOHN C & KEL						
GRANTEE: DEYO BRANDON TYLER						
1939/1484	9/26/2014	WD	Q	I	01	210,000
GRANTOR: SIKES ROY A III & JES						
GRANTEE: CRAWFORD JOHN C & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 FOP=[YR=2019] N15 W18 FOP=[YR=2005] W4 S15 E4 N15$ S15 E18 $ W32 S34 FOP=[YR=2005] S8 E40 N8 W40$ E40 BAS=[YR=2019] E18 N20 W18 S20$ N20 E18 N14$.

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	0810	CONCRETE A	0	100	0	0	434.00	SF	6.50	6.50	100	2005	2005	3	86	2,426	
2	0811	CONCRETE B	0	100	32	24	768.00	SF	3.17	3.17	100	2019	2019	3	98	2,387	

LAND DESCRIPTION

TOTAL OB/XF 4,813

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	4.62	AC		1.00	1.00	1.00	18,000.00	18,000.00	83,160							
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	795.00	795.00	3,975							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 12.62 Total Land Value: 87,705 Market: 152,000 Agricultural: 4,545 Common: 83,160 PRINTED 08/06/2024 BY SYS

LOTS 56 & 57
IN OR 2327/75
EX S-1 S-2 & S-3

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27450 GEORGIA ST
HILLIARD, FL 32046

2024

07-3N-24-2020-0056-0000

BUILDING CHARACTERISTICS

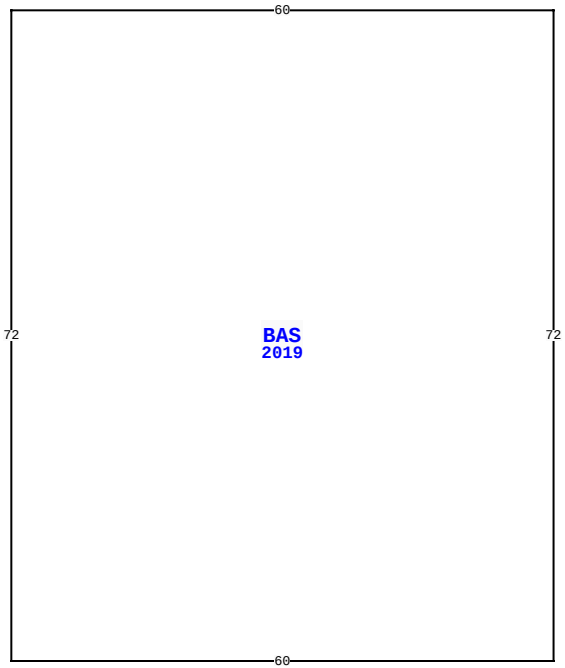
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo		N/A 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	4,320	100	4,320	17,852
TOTALS	4,320		4,320	17,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
8600	01	4,320	8.0960	1.94	8,381	2018	2018	0	0	213	9.00	213.00

2 BARNS – 0% - 2020 Heated Area: 4320 HX Base Yr 2020



27450 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,363
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TOTAL MARKET VALUE		379,881
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TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		174,974
TOTAL JUST VALUE		527,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046962	REPAIR/RRF	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/0075	12/20/2019	WD	Q	I	01	365,000
GRANTOR: CRAWFORD JOHN C & KEL						
GRANTEE: DEYO BRANDON TYLER						
1939/1484	9/26/2014	WD	Q	I	01	210,000
GRANTOR: SIKES ROY A III & JES						
GRANTEE: CRAWFORD JOHN C & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S72 E60 N72$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY WWA Total Acres: 12.62 Total Land Value: 87,705 Market: 152,000 Agricultural: 4,545 Common: 83,160 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

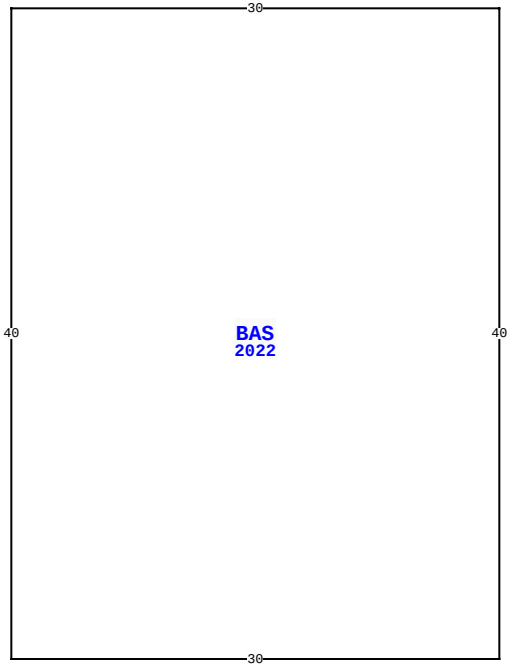
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,320
TOTALS	1,200		1,200	23,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



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PREVIOUS YEAR MKT VALUE		516,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: CRAWFORD JOHN C & KEL						
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1939/1484	9/26/2014	WD	Q	I	01	210,000
GRANTOR: SIKES ROY A III & JES						
GRANTEE: CRAWFORD JOHN C & K						

27450 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S40 E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY WWA Total Acres: 12.62 Total Land Value: 87,705 Market: 152,000 Agricultural: 4,545 Common: 83,160 PRINTED 08/06/2024 BY SYS