LOT 59
IN OR 2632/1834
CORNWALL SURVEY

MALLIOS RENTALS LLC
2843 BROWARD RD
JACKSONVILLE, FL 32218

2024

07-3N-24-2020-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

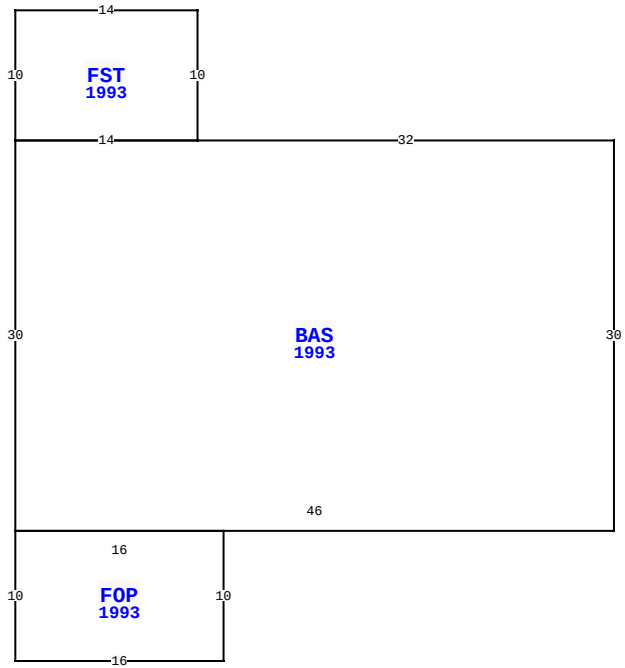
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,380	100	1,380	59,221
FOP	160	30	48	2,060
FST	140	55	77	3,304
TOTALS	1,680		1,505	64,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,505	111.5370	105.96	159,470	1964	1964	0	0	20	39.50	40.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1380 HX Base Yr



27664 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,585
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	254,585
SOH/AGL Deduction	0
ASSESSED VALUE	254,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,585
TOTAL JUST VALUE	254,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1834	4/13/2023	WD	Q	I	01	280,000
GRANTOR: ROBINSON SYLVIA						
GRANTEE: MALLIOS RENTALS LLC						
2632/1832	4/13/2023	TD	U	I	11	100
GRANTOR: ROBINSON SYLVIA I						
GRANTEE: ROBINSON SYLVIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FST=[YR=1993] N10 W14 S10 E14$ W14 S30
FOP=[YR=1993] S10 E16 N10 W16$ E46 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

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
1	000115	C	SFR ACRES	0		OR			10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 03/07/2024 BY WWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS