

LOTS 3 4 5 6 11 12 OR
W1/2 OF SW1/4
PT OR 1699/782

27 INVESTMENTS III LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771

2024

09-4N-24-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floor	14	CARPET 100
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	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

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	1,705	100	1,705	172,679
BAS	110	100	110	11,141
BAS	414	100	414	41,929
FGR	750	55	412	41,726
FOP	77	30	23	2,330
FOP	385	30	116	11,748

TOTALS	3,441		2,780	281,553
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0202	BARN WD 30
2	0500	FP-PRE FAB
3	0812	CONCRETE C
4	0680	POLE SHED
5	0681	POLE SHED
6	0681	POLE SHED
7	0861	POOL GUNIT
8	0855	CONC PAVER
9	0462	ST/AL FNC
10	0812	CONCRETE C

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	0202	BARN WD 30	0	0	40	80	3,200.00	SF	10.05	10.05	100	2000	2000	3	28	9,005	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	0812	CONCRETE C	0	0	0	0	2,963.00	SF	4.00	4.00	100	1983	1983	3	41	4,859	
4	0680	POLE SHED	0	0	0	0	1,548.00	SF	10.00	10.00	100	2000	2000	3	28	4,334	
5	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2011	2011	3	64	1,843	
6	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2011	2011	3	64	1,843	
7	0861	POOL GUNIT	0	0	0	0	476.00	SF	85.00	85.00	100	2011	2011	3	64	25,894	
8	0855	CONC PAVER	0	0	0	0	1,724.00	SF	10.00	10.00	100	2011	2011	3	92	15,861	
9	0462	ST/AL FNC	0	0	0	0	600.00	SF	10.00	10.00	100	2011	2011	3	64	3,840	
10	0812	CONCRETE C	0	0	846	1	3,846.00	SF	4.00	4.00	100	2011	2011	3	92	14,153	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	005000	C
2	006000	A
3	005902	A
4	005500	A
5	005600	A
6	009910	M

REVIEW DATE	06/12/2020	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,780	102.5568	128.20	356,396	1981	1994	0	0	21.00	79.00
1 SNGL FAM - 0% - 0											
Heated Area: 2229											
HX Base Yr											

28166 GOOD ACRES RD, HILLIARD	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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10	0812	CONCRETE C	0	0	846	1	3,846.00	SF	4.00	4.00	100	2011	2011	3	92	14,153	

TOTAL OB/XF											
83,347											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	4.00	AC	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	64.00	AC	1.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	56.00	AC	1.00
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.00	AC	1.00
5	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	59.15	AC	1.00
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	188.15	AC	1.00

Total Acres: 192.15	Total Land Value: 135,862	Market: 470,375	Agricultural: 63,862
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NASSAU COUNTY PROPERTY			
PAGE 1 of 4			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		885,088	
TOTAL MARKET OB/XF VALUE		196,335	
TOTAL LAND VALUE - MARKET		542,375	
TOTAL MARKET VALUE		1,217,285	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,217,285	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,217,285	
TOTAL JUST VALUE		1,623,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,604,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000733	NEW METAL ROOF	29,000	01/24/2020
M1318716	H/AC	0	08/01/2013
B27456	ADDITION	0	07/01/2013
B0310731	XFOB	2,800	01/02/2003
B996510	ADDITION	35,000	10/01/1999
B9602615	REPAIR/RRF	8,772	02/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1699/0782	9/14/2010	WD U	I	I	38

GRANTOR: OAK PLANTATION LLC					
GRANTEE: 27 INVESTMENTS III					
1544/0607	1/03/2008	WD U	I	I	21
GRANTOR: COASTAL LAND PARTNERS					
GRANTEE: OAK PLANTATION LLC					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2003] W26 S16 BAS=[YR=2003] W10 FOP=[YR=2003] W35					
S11 BAS=[YR=1993] S31 E14 BAS=[YR=2003] S18 E6					
FOP=[YR=2003] S7 E11 N7 W11 \$ E17 N18 W23 \$ E41 N31 W55 \$					
E35 N11 \$ S11 E10 N11 \$ S11 E10 S3 E16 N30 \$.					

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