

LOTS 2 & 3
IN OR 1725/1641
CORNWALL SURVEY

ROMERO WALDO E SR TRUSTEE OF ROMERO LVG TRUST
27118 ROMERO DRIVE
HILLIARD, FL 32046

2024

11-3N-23-2020-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 280,000 TOTAL MARKET VALUE 7,175 SOH/AGL Deduction 0 ASSESSED VALUE 7,175 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,175 TOTAL JUST VALUE 280,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 280,000																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1725/1641</td> <td>1/20/2011</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: ROMERO WALDO E & VERO</td> </tr> <tr> <td colspan="7">GRANTEE: ROMERO WALDO E SR &</td> </tr> <tr> <td>1704/0161</td> <td>8/26/2010</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: ROMERO WALDO E & VERO</td> </tr> <tr> <td colspan="7">GRANTEE: ROMERO WALDO E SR &</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1725/1641	1/20/2011	WD	U	V	11	100	GRANTOR: ROMERO WALDO E & VERO							GRANTEE: ROMERO WALDO E SR &							1704/0161	8/26/2010	WD	U	V	30	100	GRANTOR: ROMERO WALDO E & VERO							GRANTEE: ROMERO WALDO E SR &						
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TOTALS EXTRA FEATURES										CORNERSTONE RD, HILLIARD BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/19/2023 MLU																																																										
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																																																														
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	415.00	415.00	6,225																																																													
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950																																																													
3	009910	M	MKT.VAL.AG	0	0007	OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000																																																													
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REVIEW DATE 05/19/2023 BY MLU Total Acres: 20.00 Total Land Value: 7,175 Market: 280,000 Agricultural: 7,175 Common: 0 PRINTED 08/06/2024 BY SYS																																																																														