LOT 16
IN OR 2325/159 & OR 2702/1985
CORNWALL SURVEY

PARSONS TROY LEE &/SMITH TINA L
27281 MAGNOLIA AVE
HILLIARD, FL 32046

2024

17-3N-24-2020-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

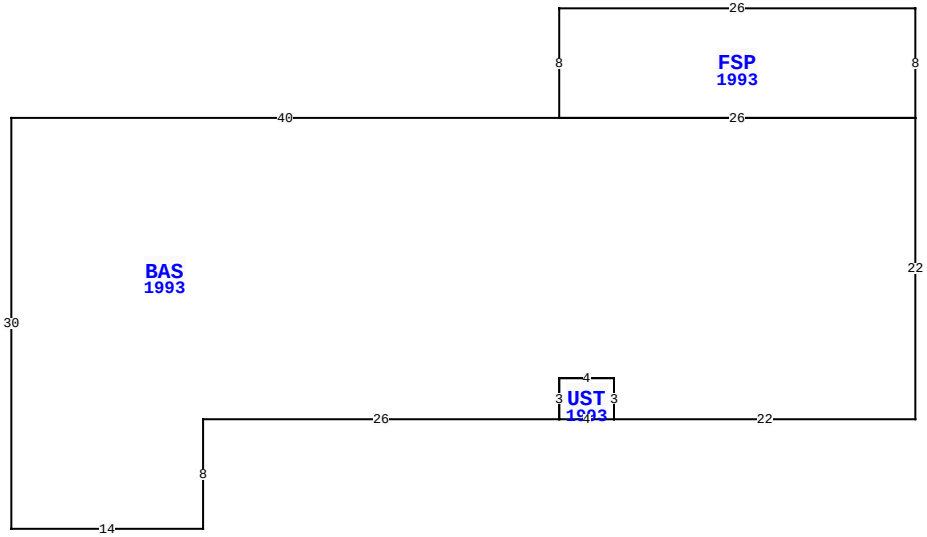
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1,552	115,323
FSP	208	40	83	6,168
UST	12	45	5	372
TOTALS	1,772		1,640	121,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	99.9600	94.96	155,734	1965	1965	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1552 HX Base Yr 2020



27281 MAGNOLIA AV, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,862
TOTAL MARKET OB/XF VALUE		8,701
TOTAL LAND VALUE - MARKET		212,750
TOTAL MARKET VALUE		224,981
SOH/AGL Deduction		59,742
ASSESSED VALUE		165,239
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,239
TOTAL JUST VALUE		343,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9810153	CHNGE SRVC	0	10/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/1985	3/28/2024	WD	U	V	37	8,000
GRANTOR: HEARN JOEY E						
GRANTEE: PARSONS TROY L						
2325/0159	12/13/2019	TD	U	I	11	143,100
GRANTOR: GREEN LINDA G REV LVG						
GRANTEE: PARSONS TROY LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W26 S8 BAS=[YR=1993] W40 S30 E14 N8 E26
UST=[YR=1993] E4 N3 W4 S3 $ N3 E4 S3 E22 N22 W26$ E26 N8 $.

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	0510	GARAGE WD-	0	100	25	28	700.00	SF	35.00	35.00	100	1980	1980	3	20	4,900	
3	0351	CARPORT MT	0	100	28	28	784.00	SF	10.00	10.00	100	1990	1990	3	20	1,568	
5	0351	CARPORT MT	0	100	28	24	672.00	SF	10.00	10.00	100	1998	1998	3	20	1,344	
6	0351	CARPORT MT	0	100	28	23	644.00	SF	6.90	6.90	100	1998	1998	3	20	889	

LAND DESCRIPTION

TOTAL OB/XF 8,701

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	0005	A-1	0.00	0.00	2.50	AC		1.00	1.00	0.85	30,000.00	25,500.00	63,750							
2	005000	C	RURAL HOME	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.85	30,000.00	25,500.00	25,500							
3	005401	A	TIMB2-1 SI	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	795.00	795.00	5,168							
4	009910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	123,500							

REVIEW DATE 05/31/2024 BY WWA Total Acres: 10.00 Total Land Value: 94,418 Market: 123,500 Agricultural: 5,168 Common: 89,250 PRINTED 08/06/2024 BY SYS