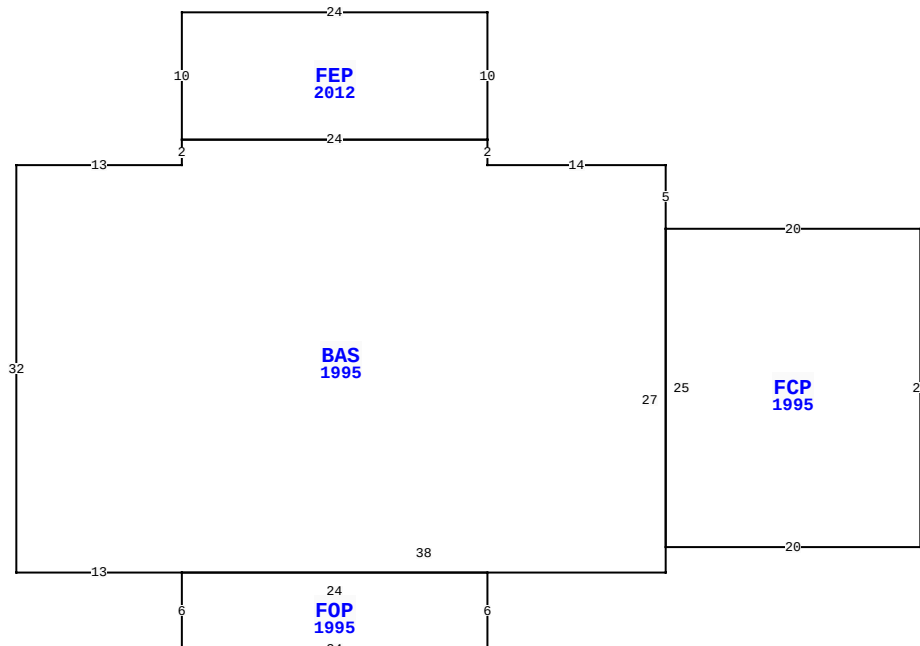


SHEFFIELD DEVIN S
27155 MAGNOLIA AVE
HILLIARD, FL 32046

17-3N-24-2020-0017-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																									
Exterior Wall	20	FACE BRICK 100								0100	01	2,040	110.6420	105.11	214,424	1995	1995	0	0	0	21.00	79.00	VALUATION BY																																								
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2018										Heated Area: 1680										HX Base Yr 2018										Tax Group: 3								Tax Dist:								STANDARD							
Roof Cover	03	COMP SHNGL 100																		210,977																																											
Interior Wall	05	DRYWALL 100																		11,564																																											
Interior Floor	14	CARPET 70																		144,780																																											
Interior Floor	11	CLAY TILE 30																		367,321																																											
Air Condition	03	CENTRAL 100																		167,308																																											
Heating Type	04	AIR DUCTED 100																		200,013																																											
Bedrooms		3 100																		50,000																																											
Bathrooms		2 100																		150,013																																											
Frame	02	WOOD FRAME 100																		367,321																																											
Stories	1.	1. 100																		0																																											
Units	00	0 100																																																													
Occupancy	00	NONE 100																																																													
Quality		03	Quality Level 03																																																												
DOR CODE		0100	SINGLE FAMILY																																																												
MAP NUM			MKT AREA								06																																																				
NEIGHBORHOOD/LOC		6001.00																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																											
BAS	1,680	100	1,680	139,502																																																											
FCP	500	25	125	10,380																																																											
FEP	240	80	192	15,943																																																											
FOP	144	30	43	3,571																																																											
TOTALS		2,564	2,040	169,395																																																											
EXTRA FEATURES										27155 MAGNOLIA AVE, HILLIARD										BLD DATE										LGL DATE																																	
																				XF DATE										LAND DATE																																	
																				INC DATE										AG DATE																																	
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695																																																
2	0940	SHEDS/PORT	0 100	12	14	168.00	SF	21.30	21.30	100	1996	1996	3	20	716																																																
3	0681	POLE SHED	0 100	18	11	198.00	SF	15.00	15.00	100	1998	1998	3	26	772																																																
4	0510	GARAGE WD-	0 100	30	24	720.00	SF	26.25	26.25	100	1998	1998	3	26	4,914																																																
5	0810	CONCRETE A	0 100	22	23	506.00	SF	6.50	6.50	100	1998	1998	3	75	2,467																																																
LAND DESCRIPTION										TOTAL OB/XF										11,564																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0005	A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000																																														
2	000115	C	SFR ACRES	100		A-1	0.00	0.00	3.62	AC		1.00	1.00	1.00	19,000.00	19,000.00	68,780																																														
REVIEW DATE 05/12/2019 BY KBA Total Acres: 7.62 Total Land Value: 144,780 Market: 0 Agricultural: 0 Common: 144,780 PRINTED 08/06/2024 BY SYS																																																															

PT OF LOT 17
IN OR 2107/1295 & OR 1922/1470
CORNWALL SURVEY

SHEFFIELD DEVIN S
27155 MAGNOLIA AVE
HILLIARD, FL 32046

2024

17-3N-24-2020-0017-0010



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	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
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		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		06
NEIGHBORHOOD/LOC	6001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1,562	40,543
UOP	160	25	40	1,038
TOTALS	1,722		1,602	41,582

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,602	123.6000	86.52	138,605	1984	1987	0	0	70.00	30.00

2 M/H 93- - 100% - 2018

Heated Area: 1562

HX Base Yr 2018

The diagram shows a large rectangular lot with a smaller rectangular area at the bottom right. The dimensions are as follows:

- Top horizontal boundary: 26
- Top horizontal boundary (small section): 7
- Top horizontal boundary (small section): 2
- Right vertical boundary: 19
- Right vertical boundary: 26
- Bottom horizontal boundary (small section): 16
- Bottom horizontal boundary (small section): 10
- Bottom horizontal boundary (small section): 10
- Bottom horizontal boundary (small section): 16
- Left vertical boundary: 12
- Left vertical boundary: 14
- Left vertical boundary: 14
- Bottom horizontal boundary: 40

The lot is labeled **BAS 1995** and **UOP 1995**.

BID DATE

IGL DATE