

LOT 19
IN OR 1704/159
CORNWALL SURVEY

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

2024

17-3N-24-2020-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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. 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	1,692	100	1,692	119,849
FOP	10	30	3	212
FSP	120	40	48	3,400
UGR	484	45	218	15,442
UST	176	45	79	5,596
TOTALS	2,482		2,040	144,499

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1979
2	0811	CONCRETE B	0 100	0	0	637.00	SF	5.20	5.20	100	1979
3	0681	POLE SHED	0 100	8	36	288.00	SF	15.00	15.00	100	1963
4	0510	GARAGE WD-	0 100	0	0	824.00	SF	35.00	35.00	100	1963
5	0752	USP	0 100	35	8	280.00	SF	15.00	15.00	100	1980
6	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1980

LAND DESCRIPTION											
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	100	0004	A-1	0.00	0.00	1.00	AC	
2	005000	C	RURAL HOME	100		A-1	0.00	0.00	1.00	AC	
3	005500	A	TIMBER 2 SI	0		A-1	0.00	0.00	3.50	AC	
4	005600	A	TIMBER 3 SI	0		A-1	0.00	0.00	4.50	AC	
5	009910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,040	106.8200	101.48	207,019	1979	1979	0	0	30.20	69.80
1 SINGLE FAM - 100% - 0 Heated Area: 1692 HX Base Yr											
27118 ROMERO DR, HILLIARD											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
03/08/2024 DC 03/08/2024 DC											

TOTAL OB/XF											
16,006											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		144,499	
TOTAL MARKET OB/XF VALUE		16,006	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		184,315	
SOH/AGL Deduction		52,143	
ASSESSED VALUE		132,172	
TOTAL EXEMPTION VALUE		HX HB WR	
BASE TAXABLE VALUE		77,172	
TOTAL JUST VALUE		260,505	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120094	XFOB	7,500	06/18/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1704/0159	8/26/2010	WD U	I	30	
GRANTOR: ROMERO WALDO E & VERO					
GRANTEE: ROMERO WALDO E SR &					
0242/0258	6/01/1977	WD U	I		18,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W30 S1 W17 FSP=[YR=1993] N8 W15 S8 E15\$ W15 S26 E27 FOP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S4 E30 N29\$ PTR=E15 UGR=[YR=1993] E22 UST=[YR=1993] E8 S22 W8 N22\$ S22W22 N22\$ W15\$.					