BLOCK 1 LOT 8
IN OR 493/472 SEC 19-1N-25
HILLS AT THOMAS CREEK PB 5/65

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

2024

24-1N-24-0750-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CRAWFORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	01/31/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	169,280
TOTAL MARKET VALUE	4,764
SOH/AGL Deduction	0
ASSESSED VALUE	4,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,764
TOTAL JUST VALUE	169,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1704/0162	8/26/2010	WD	U	I	30	100
GRANTOR: ROMERO WALDO E SR & V						
GRANTEE: ROMERO WALDO E SR &						
0493/0472	7/10/1986	WD	Q	V		28,900
GRANTOR: ERRICO SAMUEL & J L						
GRANTEE: ROMERO WALDO SR & V						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	7.45	AC		1.00	1.00	1.00	545.00	545.00	4,060							
2	005901	A	HARDWOOD SI	0		OR			3.13	AC		1.00	1.00	1.00	225.00	225.00	704							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.58	AC		1.00	1.00	1.00	16,000.00	16,000.00	169,280							

REVIEW DATE 01/31/2024 BY DC Total Acres: 10.58 Total Land Value: 4,764 Market: 169,280 Agricultural: 4,764 Common: 0 PRINTED 08/06/2024 BY SYS