CASE #09-168-CP OR 1677/1539 &
OR 2653/697
EX OR 146/71

CHESSER STEVEN/CHESSER KIMBERLY
27427 SWEARINGEN RD
HILLIARD, FL 32046

2024

32-4N-24-0000-0017-0010

BUILDING CHARACTERISTICS

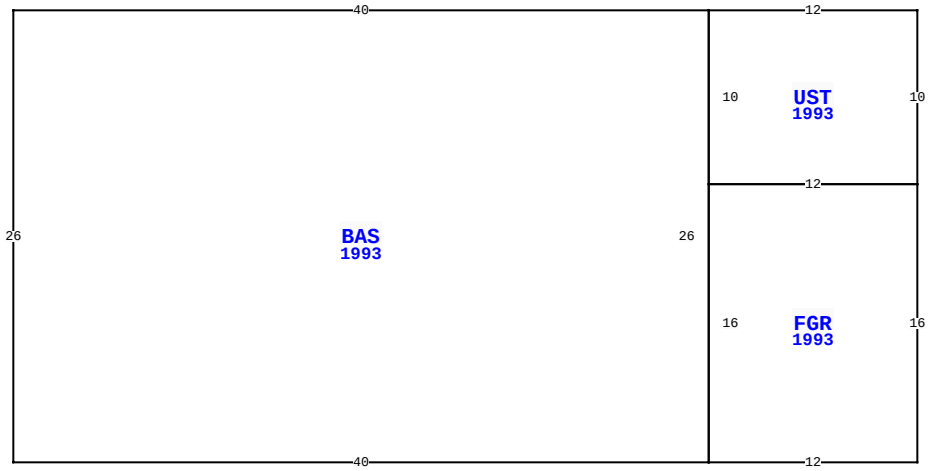
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	07	CORK/VTILE 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	84,179
FGR	192	55	106	8,580
UST	120	45	54	4,371
TOTALS	1,352		1,200	97,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	110.7000	105.16	126,192	1972	1977	0	0	0	23.03	76.97

1 SINGLE FAM – 50% - 2024 Heated Area: 1040 HX Base Yr 2024



27427 SWEARINGEN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		119,467
TOTAL MARKET OB/XF VALUE		2,545
TOTAL LAND VALUE - MARKET		87,900
TOTAL MARKET VALUE		209,912
SOH/AGL Deduction		0
ASSESSED VALUE		209,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,912
TOTAL JUST VALUE		209,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5737	CHNGE SRVC	0	02/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2653/697	7/07/2023	QC	U	I	11	100
GRANTOR: CHESSER KIMBERLY						
GRANTEE: CHESSER STEVEN						
1692/1304	8/05/2010	PR	U	I	19	100
GRANTOR: VANZANT TINA P/R						
GRANTEE: CHESSER KIMBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W40 S26 E40 FGR=[YR=1993] E12 N16 W12 S16$ N26$ S10 E12 N10$.

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	0810	CONCRETE A	0	50	0	0	294.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,137	
2	0940	SHEDS/PORT	0	50	16	10	160.00	SF	30.00	30.00	100	2005	2005	3	24	1,152	
3	0751	UOP	0	50	16	8	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 2,545

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	000115	C	SFR ACRES	50	0005	OR	0.00	0.00	2.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,900							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 2.93 Total Land Value: 87,900 Market: 0 Agricultural: 0 Common: 87,900 PRINTED 08/06/2024 BY SYS

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2024

32-4N-24-0000-0017-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

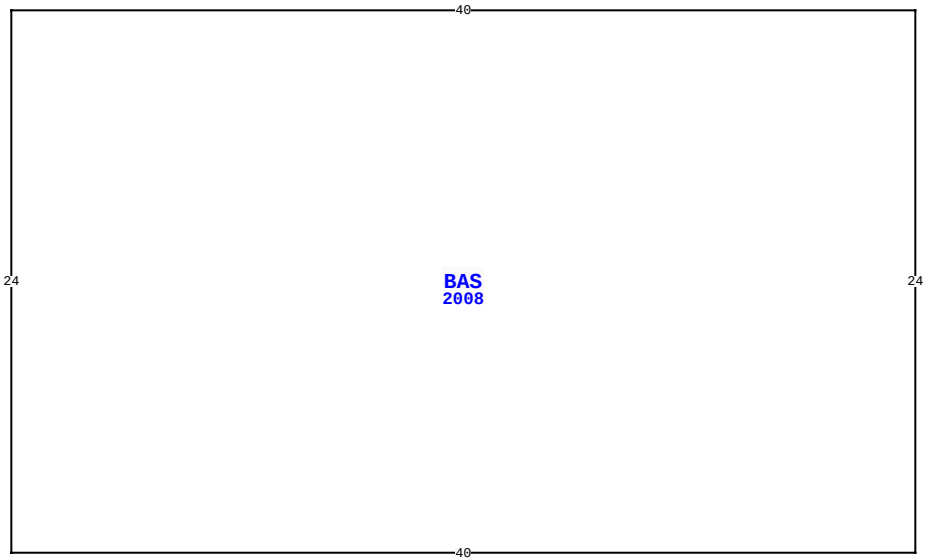
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	22,337
TOTALS	960		960	22,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	110.8000	77.56	74,458	1984	1984	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2024 Heated Area: 960 HX Base Yr 2024



27427 SWEARINGEN RD, HILLIARD

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GRANTOR: CHESSER KIMBERLY						
GRANTEE: CHESSER STEVEN						
1692/1304	8/05/2010	PR	U	I	19	100
GRANTOR: VANZANT TINA P/R						
GRANTEE: CHESSER KIMBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 S24 E40 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/22/2019 BY TWA Total Acres: 2.93 Total Land Value: 87,900 Market: 0 Agricultural: 0 Common: 87,900 PRINTED 08/06/2024 BY SYS