



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,178	100	2,178	217,817
FGR	552	55	304	30,402
FOP	64	30	19	1,900
FOP	120	30	36	3,601
TOTALS	2,914		2,537	253,720

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,537	95.8176	119.77	303,856	2001	2001	0	0	16.50	83.50
1 SNGL FAM - 100% - 2002 Heated Area: 2178 HX Base Yr 2002											
27516 SWEARINGEN RD, HILLIARD											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		253,720	
TOTAL MARKET OB/XF VALUE		6,321	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		290,041	
SOH/AGL Deduction		149,726	
ASSESSED VALUE		140,315	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		90,315	
TOTAL JUST VALUE		290,041	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0925/0558	3/22/2000	QC	U	I	01	100	
GRANTOR: SALLAS JOHN R & MILD							
GRANTEE: JOHNSON AIMEE& MICH							
0925/0555	3/22/2000	QC	U	I	01	100	
GRANTOR: JOHNSON AIMEE & MICHA							
GRANTEE: SALLAS JOHN R & MIL							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2001] W13 FOP=[YR=2001] W16 S4 E16 N4 \$ S4 W16 N4 W4 U1 L1 W4 D1 L1 W18 S33 FGR=[YR=2001] S24 E23 N10 FOP=[YR=2001] E20 N6 W20 S6 \$ N14 W23 \$ E23 S8 E20 S6 E14 N47 \$.											