W'LY 596' OF LOT 1
IN OR 2328/998
CORNWALL SURVEY

WORD HOWARD & JACQLYN
PO BOX 1655
HILLIARD, FL 32046

2025

05-3N-24-2020-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

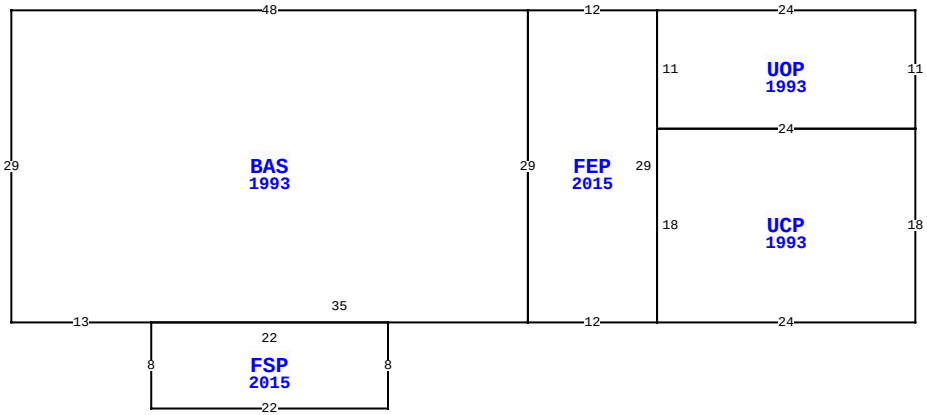
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1993	1,392	108,420
FEP	348	80	2015	278	21,653
FSP	176	40	2015	70	5,452
UCP	432	20	1993	86	6,698
UOP	264	20	1993	53	4,128
TOTALS	2,612			1,879	146,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,879	120.2901	120.29	226,025	1940	1960	0	0	0	35.25	64.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1392 HX Base Yr 2021



272011 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,351
TOTAL MARKET OB/XF VALUE		16,745
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		260,596
SOH/AGL Deduction		103,278
ASSESSED VALUE		157,318
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,596
TOTAL JUST VALUE		260,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/0998	12/20/2019	WD	Q	I	01	230,000
GRANTOR: CICERO JOSEPH SCOTT						
GRANTEE: WORD HOWARD & JACQL						
2009/0578	10/15/2015	WD	Q	I	01	165,000
GRANTOR: DOLAN MICHAEL J						
GRANTEE: CICERO JOSEPH SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W24 FEP=[YR=2015] W12 BAS=[YR=1993] W48 S29 E13 FSP=[YR=2015] S8 E22 N8 W22$ E35 N29$ S29 E12 UCP=[YR=1993] E24 N18 W24 S18$ N29$ S11 E24 N11$.

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	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	100	1980	1980	3	20	8,925	
2	0201	BARN WD 10	0	100	0	0	2,300.00	SF	17.00	17.00	100	1989	1989	3	20	7,820	

LAND DESCRIPTION

TOTAL OB/XF 16,745

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	000100	C	RES	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 06/08/2020 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS