PT OF LOT 1 (S-1)
IN OR 2328/956
CORNWALL SURVEY

WORD HOWARD & JACQLYN
PO BOX 1655
HILLIARD, FL 32046

2025

05-3N-24-2020-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

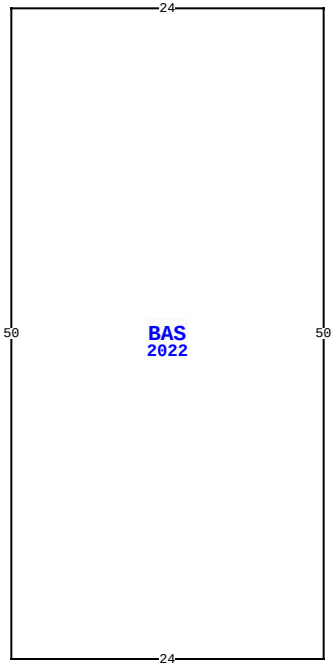
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	24,402
TOTALS	1,200			1,200	24,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	20.75	24,900	2022	2022	0	0	0	2.00	98.00

1 GARAGE RES – 0% - 0 Heated Area: 1200 HX Base Yr



272023 GEORGIA ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	24,402
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	121,902
SOH/AGL Deduction	27,800
ASSESSED VALUE	94,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,102
TOTAL JUST VALUE	121,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002219	GARAGE	71,856	02/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2328/0956	12/20/2019	WD	U	V	37	2,500
GRANTOR: CICERO JOSEPH S						
GRANTEE: WORD HOWARD & JACQL						
2041/1678	4/22/2016	WD	Q	V	01	30,000
GRANTOR: DOLAN PAMELA S						
GRANTEE: CICERO JOSEPH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S50 E24 N50$.

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	000100	C	RES	0	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 05/24/2022 BY TW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS