LOT 50
(EX IN OR 2762/1334)
CORNWALL SURVEY PB 0/31

MCCONNELL JANET L
27092 GEORGIA STREET
HILLIARD, FL 32046

2025

07-3N-24-2020-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

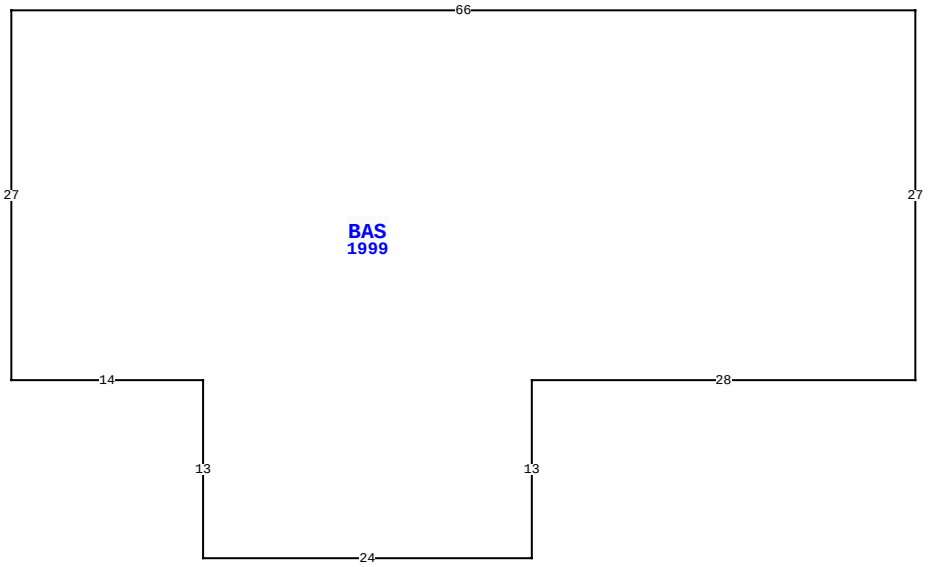
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	1999	2,094	87,614
TOTALS	2,094			2,094	87,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,094	117.2000	99.62	208,604	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2025 Heated Area: 2094 HX Base Yr



27092 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		87,614
TOTAL MARKET OB/XF VALUE		10,555
TOTAL LAND VALUE - MARKET		140,400
TOTAL MARKET VALUE		238,569
SOH/AGL Deduction		0
ASSESSED VALUE		238,569
TOTAL EXEMPTION VALUE	14	238,569
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		238,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992594	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0874/1552	3/17/1999	WD	Q	V		39,000
GRANTOR: HEFFERLE JOSEPH F & D						
GRANTEE: MCCONNELL RICHARD W						
0828/1824	4/06/1998	QC	U	V	09	34,357,143
GRANTOR: AUSTIN FLOYD E						
GRANTEE: HEFFERLE JOSEPH J-D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S27 E14 S13 E24 N13 E28 N27$. E28 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	1242	WD DECK A	0	100	0	0	296.00	SF	10.00	10.00	100	1999	1999	3	20	592	
3	0940	SHEDS/PORT	0	100	22	12	264.00	SF	30.00	30.00	100	1999	2021	3	90	7,128	

LAND DESCRIPTION

TOTAL OB/XF 10,555

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		OR	0.00	0.00	9.00	AC		1.00	1.00	0.80	19,500.00	15,600.00	140,400							

REVIEW DATE 01/14/2025 BY WWA Total Acres: 9.00 Total Land Value: 140,400 Market: 0 Agricultural: 0 Common: 140,400 PRINTED 07/30/2025 BY SYS