LOT 51
CORNWALL SURVEY

RIDGEWAY ASHLEY
27188 GEORGIA ST
HILLIARD, FL 32046

2025

07-3N-24-2020-0051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,000
TOTAL LAND VALUE - MARKET	156,000
TOTAL MARKET VALUE	180,000
SOH/AGL Deduction	22,900
ASSESSED VALUE	157,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,100
TOTAL JUST VALUE	180,000
NCON VALUE	24,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006904	NEW RS 504	305,668	06/24/2025
18011486	REPAIR/RRF	16,488	11/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/0373	3/31/2021	WD	Q	V	01	121,000
GRANTOR: FREDERICK GARY J & SU						
GRANTEE: RIDGEWAY ASHLEY						
0107/0712	1/01/1970	TA	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	60	40	2,400.00	SF	10.00	10.00	100	2025	2024		100	24,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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		OR	0.00	0.00	10.00	AC		1.00	1.00	0.80	19,500.00	15,600.00	156,000							

REVIEW DATE 03/02/2025 BY WWA Total Acres: 10.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 07/30/2025 BY SYS