PT OF LOTS 56 & 57
IN OR 1149/1414
CORNWALL SURVEY

CROSBY THOMAS J JR
27518 GEORGIA STREET
HILLIARD, FL 32046

2025

07-3N-24-2020-0056-0010

BUILDING CHARACTERISTICS

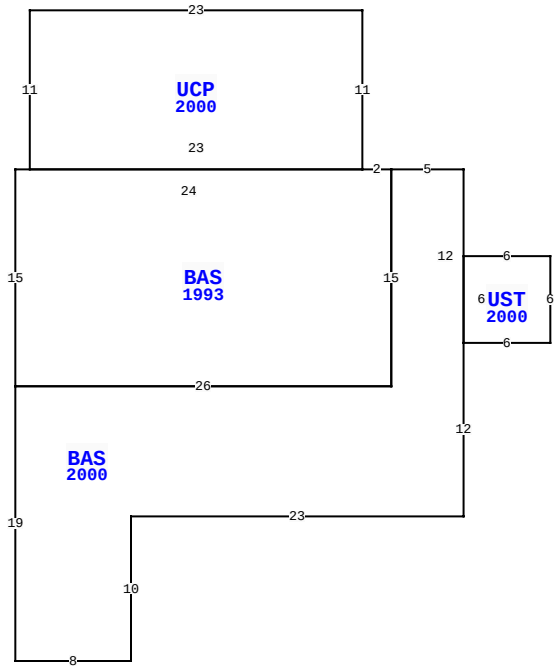
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	390	100	1993	390	29,586
BAS	434	100	2000	434	32,924
UCP	253	20	2000	51	3,869
UST	36	45	2000	16	1,214
TOTALS	1,113			891	67,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	891	100.1160	100.12	89,207	1960	1975	0	0	0	24.23	75.77

1 SINGLE FAM – 100% - 2004 Heated Area: 824 HX Base Yr 2004



27518 GEORGIA ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		67,592
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		112,592
SOH/AGL Deduction		58,905
ASSESSED VALUE		53,687
TOTAL EXEMPTION VALUE	HX HB	28,687
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1149/1414	6/30/2003	WD	Q	I		55,000
GRANTOR: 8 FLAGS FEDERAL CREDI						
GRANTEE: CROSBY THOMAS J JR						
1134/0175	5/01/2003	CT	U	I	14	30,000
GRANTOR: CLERK OF COURT						
GRANTEE: 8 FLAGS FEDERAL CRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W5 BAS=[YR=1993] W2 UCP=[YR=2000] N11 W23 S11 E23 $ W24 S15 E26 N15 $ S15 W26 S19 E8 N10 E23 N12 UST=[YR=2000] E6 N6 W6 S6 $ N12 $.

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/17/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS