PT OF LOT 58 (S-2)
IN OR 1781/141
CORNWALL SURVEY

CREWS RUSSELL
27606 GEORGIA ST
HILLIARD, FL 32046-8010

2025

07-3N-24-2020-0058-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

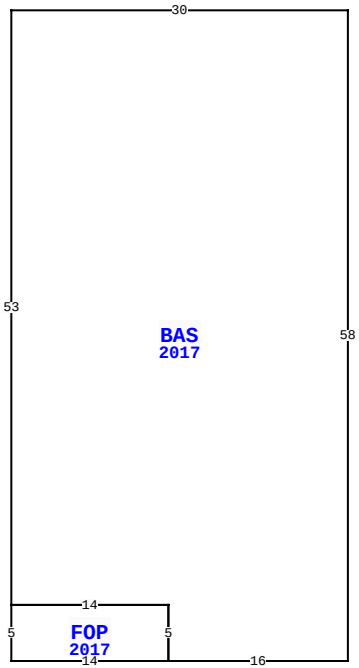
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	2017	1,670	225,166
FOP	70	30	2017	21	2,831
TOTALS	1,740			1,691	227,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	139.0000	139.00	235,049	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1670 HX Base Yr



27606 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		227,998
TOTAL MARKET OB/XF VALUE		3,435
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		276,433
SOH/AGL Deduction		20,547
ASSESSED VALUE		255,886
TOTAL EXEMPTION VALUE	06	255,886
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		276,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003193	CO ISSUED	0	09/28/2017
17003193	NEW CONSTR	191,159	06/19/2017
17003165	DEMOLITION	1,000	05/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1781/0141	2/22/2012	WD	U	V	11	100
GRANTOR: MCINTOSH LEO						
GRANTEE: CREWS RUSSELL						
1779/1338	2/22/2012	WD	Q	I	01	60,000
GRANTOR: MCINTOSH LEO						
GRANTEE: CREWS RUSSELL						

BUILDING NOTES

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	0681	POLE SHED	0	100	12	10	120.00	SF	7.50	7.50	100	2011	2011	3	60	540	
2	0810	CONCRETE A	0	100	0	0	464.00	SF	6.50	6.50	100	2017	2017	3	96	2,895	

BUILDING DIMENSIONS

BAS=[YR=2017] W30 S53 FOP=[YR=2017] S5 E14 N5 W14$ E14 S5 E16 N58$. 001= S7 E8 USP=[YR=1993] E20 N7 W20 S7$ N7 W8 $ E36 N21W1 N2 W29 $ E9 N7 $ S7 E14 N7 $ S7 E6 S2 E1 N9 $.

LAND DESCRIPTION

TOTAL OB/XF 3,435

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 02/15/2024 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS