S 1/2 OF LOT 60
OR 190 PG 354 RP 1458-1459
CORNWALL SURVEY

SADESKY STEVE P JR
27708 GEORGIA ST
HILLIARD, FL 32046

2025

07-3N-24-2020-0060-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

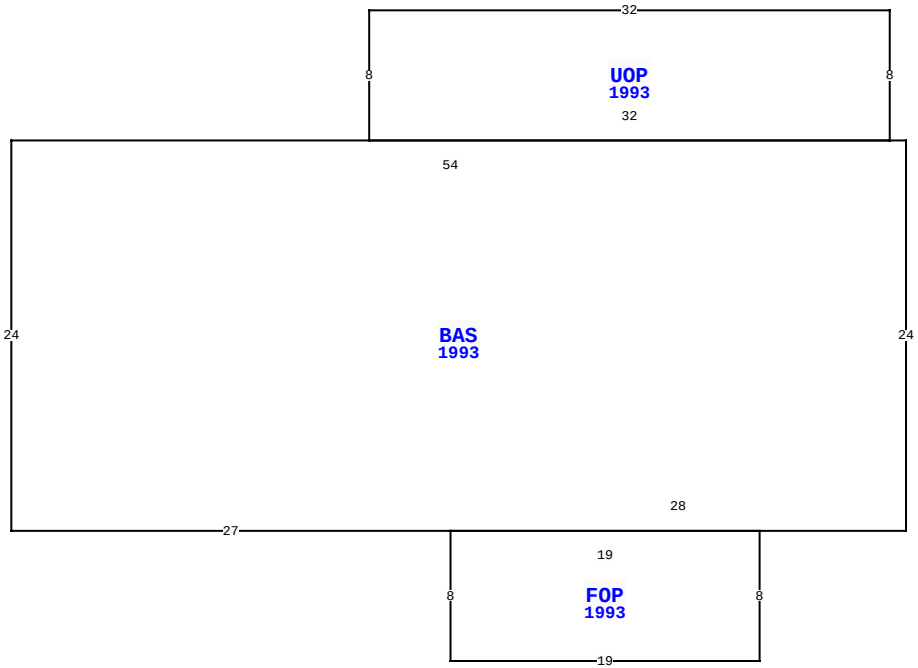
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	38,650
FOP	152	30	1993	46	1,347
UOP	256	25	1993	64	1,874
TOTALS	1,728			1,430	41,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,430	122.0000	97.60	139,568	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1320 HX Base Yr



27708 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		41,870
TOTAL MARKET OB/XF VALUE		31,965
TOTAL LAND VALUE - MARKET		78,000
TOTAL MARKET VALUE		151,835
SOH/AGL Deduction		69,130
ASSESSED VALUE		82,705
TOTAL EXEMPTION VALUE	HX HB DX SL	82,705
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		151,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995938	SWIM POOL	10,900	01/04/1999
4411	GARAGE	13,260	10/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0190/0354	1/01/1975	QC	U	V		1,000
GRANTOR:						
GRANTEE:						
0146/0613	1/01/1973	WD	Q	V		5,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N8 W32 S8 E32$ W54 S24 E27
FOP=[YR=1993] S8 E19 N8 W19$ E28N24$.

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	9	18	162.00	SF	9.00	9.00	100	1980	1980	3	20	292	
2	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	1985	1985	3	44	240	
3	0511	GARAGE CB-	0	100	26	30	780.00	SF	40.00	40.00	100	1987	1987	3	49.5	15,444	
4	0811	CONCRETE B	0	100	29	26	754.00	SF	5.20	5.20	100	1995	1995	3	68	2,666	
5	0866	POOL FIBER	0	100	21	16	336.00	SF	72.00	72.00	100	1999	1999	3	20	4,838	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
7	0845	KOOL DECK	0	100	0	0	472.00	SF	7.25	7.25	100	1999	1999	3	75	2,567	
8	0681	POLE SHED	0	100	18	9	162.00	SF	15.00	15.00	100	1995	1995	3	20	486	
9	0350	CARPORT WD	0	100	24	11	264.00	SF	9.36	9.36	100	1999	1999	3	20	494	
10	1126	CB/STC 8"	0	100	0	0	596.00	SF	8.00	8.00	100	1996	1996	3	70	3,338	

TOTAL OB/XF 30,565

LAND DESCRIPTION

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	5.00	AC		1.00	1.00	0.80	19,500.00	15,600.00	78,000							

REVIEW DATE 04/10/2024 BY WWA Total Acres: 5.00 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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

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GRANTEE:						

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XF DATE		LAND DATE	
INC DATE		AG DATE	

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
11	1242	WD DECK A	0	100	0	0	350.00	SF	10.00	10.00	100	2010	2010	3	40	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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

REVIEW DATE 04/10/2024 BY WWA Total Acres: 5.00 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 07/30/2025 BY SYS