

27 INVESTMENTS III LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771

09-4N-24-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		20	FACE BRICK 90		0900	01	2,780	102.5568	135.37	376,329	1981	1994		0		0	21.73	78.27	VALUATION BY				STANDARD							
Exterior Wall		05	AVERAGE 10		1 SNGL FAM - 0% - 0										Heated Area: 2229				HX Base Yr				Tax Group: 4				Tax Dist:			
Roof Structur		03	GABLE/HIP 100																BUILDING MARKET VALUE				919,656							
Roof Cover		12	MODULAR MT 100																TOTAL MARKET OB/XF VALUE				190,036							
Interior Wall		06	CUST PANEL 100																TOTAL LAND VALUE - MARKET				684,450							
Interior Floo		14	CARPET 100																TOTAL MARKET VALUE				1,291,805							
Air Condition		03	CENTRAL 100																SOH/AGL Deduction				0							
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE				1,291,805							
Bedrooms			3 100																TOTAL EXEMPTION VALUE				0							
Bathrooms			2 100																BASE TAXABLE VALUE				1,291,805							
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE				1,794,142							
Stories		1.	1. 100																NCON VALUE				0							
Units			0 100																INCOME VALUE											
BUD8 Adjustme		04	DIST 01 100																PREVIOUS YEAR MKT VALUE				1,623,798							
Occupancy		00	NONE 100																											
Quality		01	Quality Level 01																											
DOR CODE		5000	IMPROVED AG																											
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	1,705	100	1993	1,705	180,652																									
BAS	110	100	2003	110	11,655																									
BAS	414	100	2003	414	43,865																									
FGR	750	55	2003	412	43,653																									
FOP	77	30	2003	23	2,437																									
FOP	385	30	2003	116	12,291																									
TOTALS		3,441		2,780	294,553															BLD DATE				LGL DATE		05/09/2025		MLU		
EXTRA FEATURES		28166 GOOD ACRES RD, HILLIARD										XF DATE				LAND DATE		01/28/2025		KBA										
L N	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	0202	BARN WD 30	0 0	40 80	3,200.00	SF	10.05	10.05	100	2000	2000	3	27	8,683																
2	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628																
3	0812	CONCRETE C	0 0	0 0	2,963.00	SF	4.00	4.00	100	1983	1983	3	38	4,504																
4	0680	POLE SHED	0 0	0 0	1,548.00	SF	10.00	10.00	100	2000	2000	3	27	4,180																
5	0681	POLE SHED	0 0	16 12	192.00	SF	15.00	15.00	100	2011	2011	3	60	1,728																
6	0681	POLE SHED	0 0	16 12	192.00	SF	15.00	15.00	100	2011	2011	3	60	1,728																
7	0861	POOL GUNIT	0 0	0 0	476.00	SF	85.00	85.00	100	2011	2011	3	60	24,276																
8	0855	CONC PAVER	0 0	0 0	1,724.00	SF	10.00	10.00	100	2011	2011	3	91	15,688																
9	0462	ST/AL FNC	0 0	0 0	600.00	SF	10.00	10.00	100	2011	2011	3	60	3,600																
10	0812	CONCRETE C	0 0	846 1	3,846.00	SF	4.00	4.00	100	2011	2011	3	91	13,999																
LAND DESCRIPTION					TOTAL OB/XF										80,014															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	005000	C	AGRICULTURAL	0	00006	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000													
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	64.00	AC		1.00	1.00	1.00	370.00	370.00	23,680													
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	56.00	AC		1.00	1.00	1.00	190.00	190.00	10,640													
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	525.00	525.00	4,725													
5	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	59.15	AC		1.00	1.00	1.00	390.00	390.00	23,068													
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	188.15	AC		1.00	1.00	1.00	3,000.00	3,000.00	564,450													
REVIEW DATE		06/12/2020		BY	TWA		Total Acres: 192.15		Total Land Value: 182,113		Market: 564,450		Agricultural: 62,113		Common: 120,000		PRINTED 07/30/2025 BY SYS													

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