LOT 17
EX S-1 & S-2
CORNWALL SURVEY

SHEFFIELD MITCHELL M EST
C/O MARY LOU S SHEFFIELD, 27205 MAGNOLIA AVE
HILLIARD, FL 32046

2025

17-3N-24-2020-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	06	CUST PANEL 10
Interior Floo	02	MIN PLYWD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

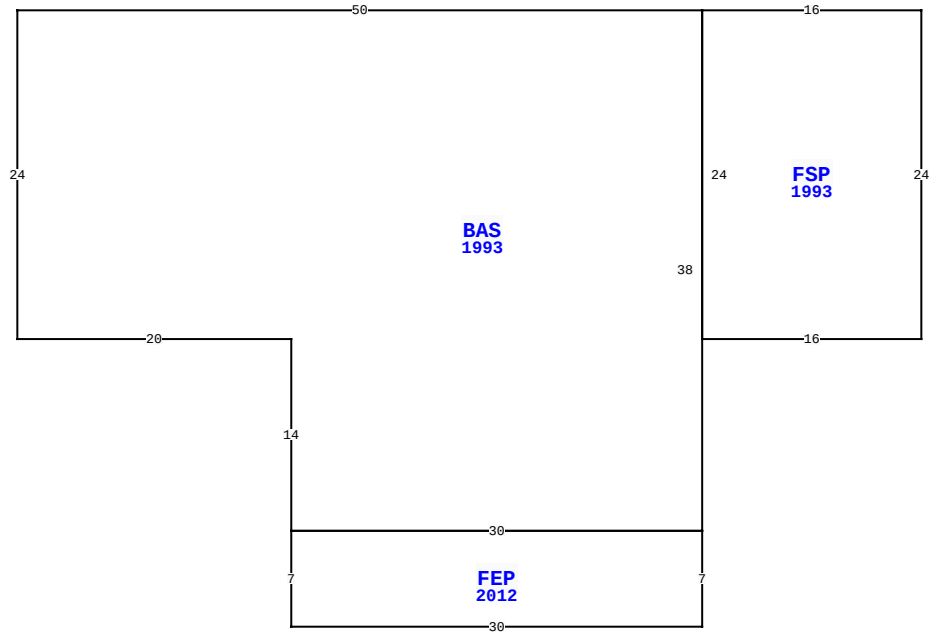
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	101,625
FEP	210	80	2012	168	10,539
FSP	384	40	1993	154	9,661
TOTALS	2,214			1,942	121,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	96.1380	96.14	186,704	1914	1914	0	0	0	34.75	65.25

1 SINGLE FAM – 100% - 0 Heated Area: 1620 HX Base Yr 2018



27205 MAGNOLIA AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,824
TOTAL MARKET OB/XF VALUE		4,390
TOTAL LAND VALUE - MARKET		74,970
TOTAL MARKET VALUE		201,184
SOH/AGL Deduction		126,729
ASSESSED VALUE		74,455
TOTAL EXEMPTION VALUE	HX HB WX	54,455
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		201,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W16 BAS=[YR=1993] W50 S24 E20 S14 FEP=[YR=2012] S7 E30 N7 W30 $ E30 N38 $ S24 E16 N24 $.

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	100	30	40	1,200.00	SF	10.00	10.00	100	1966	1966	3	20	2,400	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	46.5	930	
3	0810	CONCRETE A	0	100	0	0	286.00	SF	6.50	6.50	100	1990	1990	3	57	1,060	

LAND DESCRIPTION

TOTAL OB/XF 4,390

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	0005	A-1	0.00	0.00	2.38	AC		1.00	1.00	0.90	35,000.00	31,500.00	74,970							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 2.38 Total Land Value: 74,970 Market: 0 Agricultural: 0 Common: 74,970 PRINTED 07/30/2025 BY SYS