PT OF LOT 17
IN OR 2107/1295 & OR 1922/1470
CORNWALL SURVEY

SHEFFIELD DEVIN S
27155 MAGNOLIA AVE
HILLIARD, FL 32046

**2025**

**17-3N-24-2020-0017-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

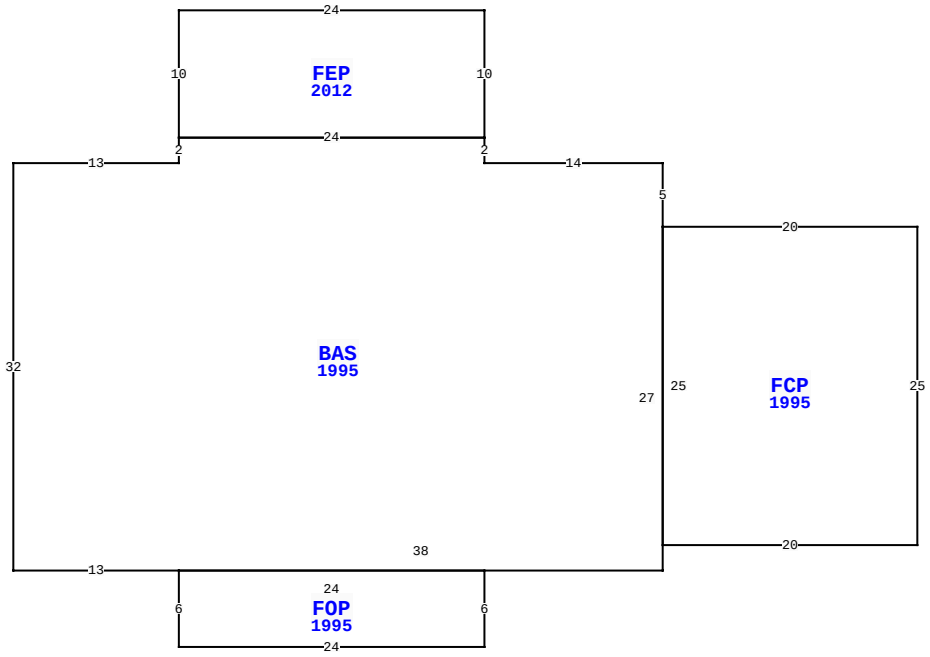
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 1,680 | 100 | 1995 | 1,680 | 161,406 |
| FCP | 500 | 25 | 1995 | 125 | 12,010 |
| FEP | 240 | 80 | 2012 | 192 | 18,447 |
| FOP | 144 | 30 | 1995 | 43 | 4,132 |
| TOTALS | 2,564 | | | 2,040 | 195,994 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,040 | 122.7842 | 122.78 | 250,471 | 1995 | 1995 | 0 | 0 | 0 | 21.75 | 78.25 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1680 HX Base Yr 2018




27155 MAGNOLIA AVE, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 243,516 |
| TOTAL MARKET OB/XF VALUE | | 10,529 |
| TOTAL LAND VALUE - MARKET | | 228,600 |
| TOTAL MARKET VALUE | | 482,645 |
| SOH/AGL Deduction | | 277,222 |
| ASSESSED VALUE | | 205,423 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 154,701 |
| TOTAL JUST VALUE | | 482,645 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 367,321 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9508114 | NEW CONSTR | 0 | 08/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2107/1295 | 3/16/2017 | WD | U | I | 30 | 210,000 |
| GRANTOR: SHEFFIELD RANDY S | | | | | | |
| GRANTEE: SHEFFIELD DEVIN S | | | | | | |
| 1922/1470 | 6/16/2014 | QC | U | I | 11 | 100 |
| GRANTOR: SHEFFIELD MITCHELL | | | | | | |
| GRANTEE: SHEFFIELD DEVIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=1995] W20 BAS=[YR=1995] N5 W14 N2 FEP=[YR=2012] N10 W24 S10 E24 $ W24 S2 W13 S32 E13 FOP=[YR=1995] S6 E24 N6 W24 $ E38 N27 $ S25 E20 N25 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 76 | 2,660 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 18 | 11 | 198.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 25 | 743 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 30 | 24 | 720.00 | SF | 26.25 | 26.25 | 100 | 1998 | 1998 | 3 | 25 | 4,725 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 22 | 23 | 506.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 2,401 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,529

| 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 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 120,000 | | | | | | | |
| 2 | 000100 | C | RES | 100 | | A-1 | 0.00 | 0.00 | 3.62 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 108,600 | | | | | | | |

REVIEW DATE 04/01/2025 BY WWA Total Acres: 7.62 Total Land Value: 228,600 Market: 0 Agricultural: 0 Common: 228,600 PRINTED 07/30/2025 BY SYS

PT OF LOT 17
IN OR 2107/1295 & OR 1922/1470
CORNWALL SURVEY

SHEFFIELD DEVIN S
27155 MAGNOLIA AVE
HILLIARD, FL 32046

**2025**

**17-3N-24-2020-0017-0010**

## BUILDING CHARACTERISTICS

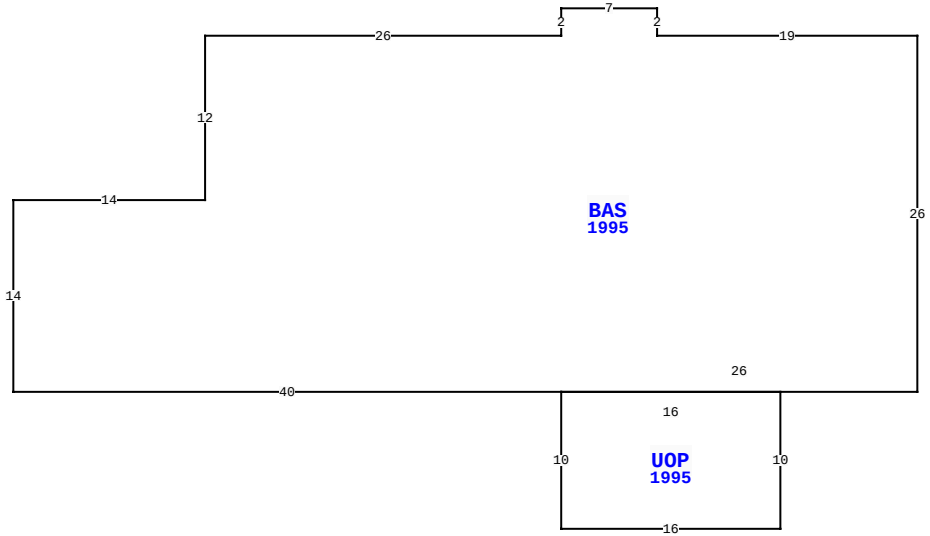
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,562 | 100 | 1995 | 1,562 | 46,335 |
| UOP | 160 | 25 | 1995 | 40 | 1,187 |
| TOTALS | 1,722 | | | 1,602 | 47,522 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,602 | 123.6000 | 98.88 | 158,406 | 1984 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 100% - 2018 Heated Area: 1562 HX Base Yr 2018




27155 MAGNOLIA AVE, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2025 MLU |
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## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

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|---|---|---|---|---|---|---|
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| GRANTOR: SHEFFIELD RANDY S | | | | | | |
| GRANTEE: SHEFFIELD DEVIN S | | | | | | |
| 1922/1470 | 6/16/2014 | QC | U | I | 11 | 100 |
| GRANTOR: SHEFFIELD MITCHELL | | | | | | |
| GRANTEE: SHEFFIELD DEVIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W19 N2 W7 S2 W26 S12 W14 S14 E40 UOP=[YR=1995] S10 E16 N10 W16 $ E26 N26 $ .

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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