

LOT 19
IN OR 1704/159
CORNWALL SURVEY

ROMERO LVG TRUST/ROMERO WALDO E SR TRUSTEE
27118 ROMERO DRIVE
HILLIARD, FL 32046

2025

17-3N-24-2020-0019-0000



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 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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,692	100	1993	1,692	132,626
FOP	10	30	1993	3	235
FSP	120	40	1993	48	3,762
UGR	484	45	1993	218	17,087
UST	176	45	1993	79	6,192
TOTALS	2,482			2,040	159,904

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20	5.20	100
3	0681	POLE SHED	0	100	8	36	288.00	SF	15.00	15.00	100
4	0510	GARAGE WD-	0	100	0	0	824.00	SF	35.00	35.00	100
5	0751	UOP	0	100	35	8	280.00	SF	10.00	10.00	100
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0004	A-1	0.00	0.00	1.00	AC	1.00
2	005000	C	AGRICULTURAL	100		A-1	0.00	0.00	1.00	AC	1.00
3	005500	A	TIMBER 2 N S	0		A-1	0.00	0.00	3.50	AC	1.00
4	005600	A	TIMBER 3 N S	0		A-1	0.00	0.00	4.50	AC	1.00
5	009910	M	MARKET VALUE	0		A-1	0.00	0.00	8.00	AC	1.00

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	113.1900	113.19	230,908	1979	1979	0	0	30.75	69.25
1 SINGLE FAM - 100% - 0 Heated Area: 1692 HX Base Yr 1980											
27118 ROMERO DR, HILLIARD											
BLD DATE: 05/22/2025 MLU DC XF DATE: 03/08/2024 INC DATE:											

TOTAL OB/XF											
15,623											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		159,904	
TOTAL MARKET OB/XF VALUE		15,623	
TOTAL LAND VALUE - MARKET		246,000	
TOTAL MARKET VALUE		269,120	
SOH/AGL Deduction		133,120	
ASSESSED VALUE		136,000	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		80,278	
TOTAL JUST VALUE		421,527	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120094	XFOB	7,500	06/18/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1704/0159	8/26/2010	WD U	I	30	100
GRANTOR: ROMERO WALDO E & VERO					
GRANTEE: ROMERO WALDO E SR &					
0242/0258	6/01/1977	WD U	I		18,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 S1 W17 FSP=[YR=1993] N8 W15 S8 E15\$ W15 S26 E27 FOP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S4 E30 N29\$ PTR=E15 UGR=[YR=1993] E22 UST=[YR=1993] E8 S22 W8 N22\$ S22W22 N22\$ W15\$.											