LOT 25
CORNWALL SURVEY

SANTOS DIMOND L REVOCABLE LIVING TRUST/SANTOS DIMO
27278 INSPIRATION WAY
HILLIARD, FL 32046

2025

25-4N-23-2020-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

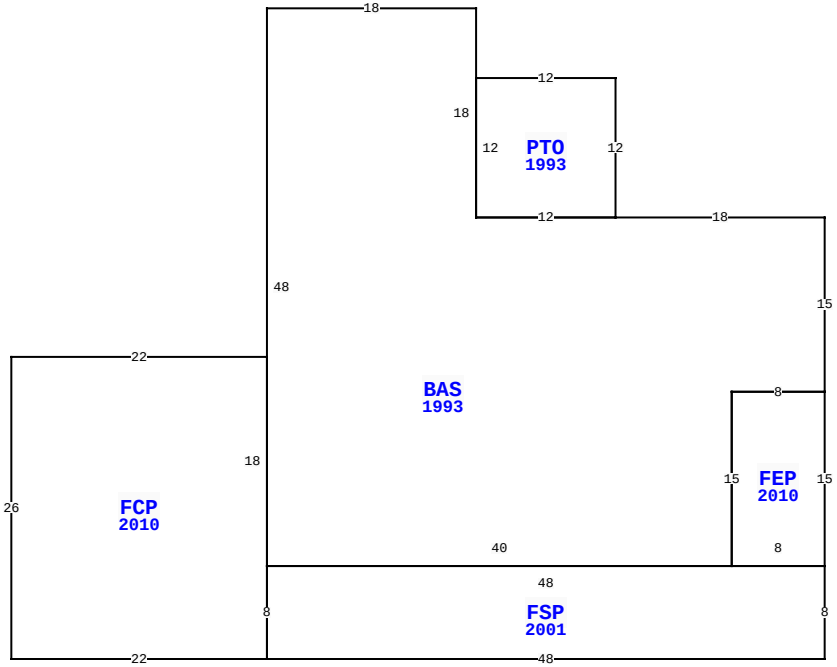
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1993	1,644	168,141
FCP	572	25	2010	143	14,626
FEP	120	80	2010	96	9,818
FSP	384	40	2001	154	15,750
PTO	144	5	1993	7	716
TOTALS	2,864			2,044	209,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	123.9700	123.97	253,395	1989	1989	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1644 HX Base Yr 2025



27278 INSPIRATION WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,051
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		178,000
TOTAL MARKET VALUE		389,291
SOH/AGL Deduction		170,821
ASSESSED VALUE		218,470
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		162,748
TOTAL JUST VALUE		389,291
NCON VALUE		14,625
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002973	MH MOVE-ON	0	03/01/2000
7973	XFOB	4,513	04/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1604	6/20/2025	QC	U	I	11	100
GRANTOR: SANTOS DIMOND L						
GRANTEE: SANTOS DIMOND L REV						
2736/528	8/30/2024	WD	Q	I	01	445,000
GRANTOR: HARRIS FRONE E						
GRANTEE: SANTOS DIMOND L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 W12 N18 W18 S48 E40 N15 E8 N15 $
FSP=[YR=2001;ORIG=-48,30] S8 E48 N8 W48 $
PTO=[YR=1993;ORIG=-18,0] N12 W12 S12 E12 $
FEP=[YR=2010;ORIG=0,30] N15 W8 S15 E8 $
FCP=[YR=2010;ORIG=-48,38] N8 N18 W22 S26 E22 $
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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	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 03/28/2025 BY WWA Total Acres: 10.00 Total Land Value: 178,000 Market: 0 Agricultural: 0 Common: 178,000 PRINTED 07/30/2025 BY SYS