S1/2 OF GOV LOT 3
IN OR 2237/1887
EX 17-1 17-2 17-3 & 17-4

THORNTON PAMELA D
37152 POWER DR
HILLIARD, FL 32046

2025

32-4N-24-0000-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

27403 SWEARINGEN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	117,600
TOTAL MARKET VALUE	129,600
SOH/AGL Deduction	48,650
ASSESSED VALUE	80,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,950
TOTAL JUST VALUE	129,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012554	CO ISSUED	0	12/15/2020
MH003306	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2237/1887	11/09/2018	WD	Q	V	01	20,000
GRANTOR: DAVIS JOAN DRAWDY N/K						
GRANTEE: THORNTON WAYNE C JR						
1393/0599	3/03/2006	QC	Q	I	01	100
GRANTOR: DAVIS JOANN TRUSTEE						
GRANTEE: DAVIS JOAN DRAWDY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	30,000.00	30,000.00	117,600							

REVIEW DATE 07/25/2025 BY WWA Total Acres: 3.92 Total Land Value: 117,600 Market: 0 Agricultural: 0 Common: 117,600 PRINTED 07/30/2025 BY SYS