

CASE #09-168-CP OR 1677/1539 &
OR 2653/697
EX OR 146/71

CHESSER STEVEN/CHESSER KIMBERLY
27427 SWEARINGEN RD
HILLIARD, FL 32046

2025

32-4N-24-0000-0017-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	07	CORK/VTILE 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,040	100	1993	1,040	88,246
FGR	192	55	1993	106	8,994
UST	120	45	1993	54	4,582
TOTALS	1,352			1,200	101,822

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	50	0	0	294.00	SF	6.50
2	0940	SHEDS/PORT	0	50	16	10	160.00	SF	30.00
3	0751	UOP	0	50	16	8	128.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	50	0005	OR	0.00	0.00	2.93

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,200	110.7000	110.70	132,840	1972	1977	0	0
1 SINGLE FAM - 50% - 2024									
Heated Area: 1040									
HX Base Yr 2024									
BAS 1993 UST 1993 FGR 1993									
27427 SWEARINGEN RD, HILLIARD									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/07/2025 MLU									

TOTAL OB/XF									
2,401									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	50	0005	OR	0.00	0.00	2.93

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				127,350			
TOTAL MARKET OB/XF VALUE				2,401			
TOTAL LAND VALUE - MARKET				102,550			
TOTAL MARKET VALUE				232,301			
SOH/AGL Deduction				8,057			
ASSESSED VALUE				224,244			
TOTAL EXEMPTION VALUE			HX HB		50,722		
BASE TAXABLE VALUE				173,522			
TOTAL JUST VALUE				232,301			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				209,912			

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[illegible]