PT OF GOVT LOT 3
PARCELS 17-2 17-3 & 17-7
OR 337/445 & OR 445/208 &

SALLAS JOHN R & MILDRED O
27517 SWEARINGEN ROAD
HILLIARD, FL 32046

2025

32-4N-24-0000-0017-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

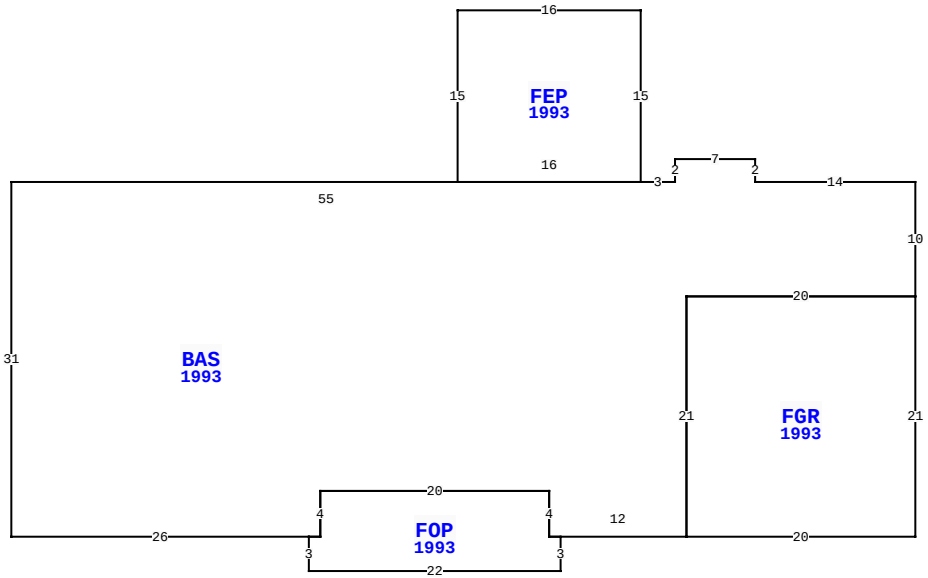
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	1993	1,963	191,294
FEP	240	80	1993	192	18,711
FGR	420	55	1993	231	22,511
FOP	146	30	1993	44	4,288
TOTALS	2,769			2,430	236,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,430	100.9890	133.31	323,943	1986	1986	0	0	0	26.90	73.10

1 SNGL FAM – 100% - 0 Heated Area: 1963 HX Base Yr 1987



27517 SWEARINGEN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/31/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,802
TOTAL MARKET OB/XF VALUE		37,712
TOTAL LAND VALUE - MARKET		417,360
TOTAL MARKET VALUE		329,301
SOH/AGL Deduction		163,951
ASSESSED VALUE		165,350
TOTAL EXEMPTION VALUE	HX HB VX SL	165,350
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		691,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006920	NEW CONSTR	0	05/01/2000
B992064	NEW CONSTR	107,169	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0337/0445	5/01/1981	WD	Q	V		11,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N2 W7 S2 W3 FEP=[YR=1993] N15 W16 S15 E16$ W55 S31 E26 FOP=[YR=1993] S3 E22 N3 W1 N4 W20 S4 W1$ E1 N4 E20 S4 E12 FGR=[YR=1993] E20 N21 W20 S21$ N21 E20 N10$.

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	1986	1986	3	58	2,030	
2	0511	GARAGE CB-	0	100	36	24	864.00	SF	40.00	40.00	100	1999	1999	3	75	25,920	
3	0350	CARPORT WD	0	100	24	14	336.00	SF	13.00	13.00	100	2001	2001	3	20	874	
4	0866	POOL FIBER	0	100	24	11	264.00	SF	72.00	72.00	100	2001	2001	3	20	3,802	
5	0845	KOOL DECK	0	100	0	0	888.00	SF	7.25	7.25	100	2001	2001	3	79	5,086	

LAND DESCRIPTION

TOTAL OB/XF 37,712

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	11.13	AC		1.00	1.00	1.00	525.00	525.00	5,843							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.55	AC		1.00	1.00	1.00	370.00	370.00	2,424							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	190.00	190.00	1,520							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.68	AC		1.00	1.00	1.00	14,500.00	14,500.00	372,360							

REVIEW DATE 06/08/2020 BY TWA Total Acres: 26.68 Total Land Value: 54,787 Market: 372,360 Agricultural: 9,787 Common: 45,000 PRINTED 07/30/2025 BY SYS