PT OF NW1/4 OF NE1/4 OF
SEC 5-3N-24E IN OR 2142/176

HOBBS ROSS W & BROOKE L
27333 SWEARINGEN RD
HILLIARD, FL 32046

2026

05-3N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

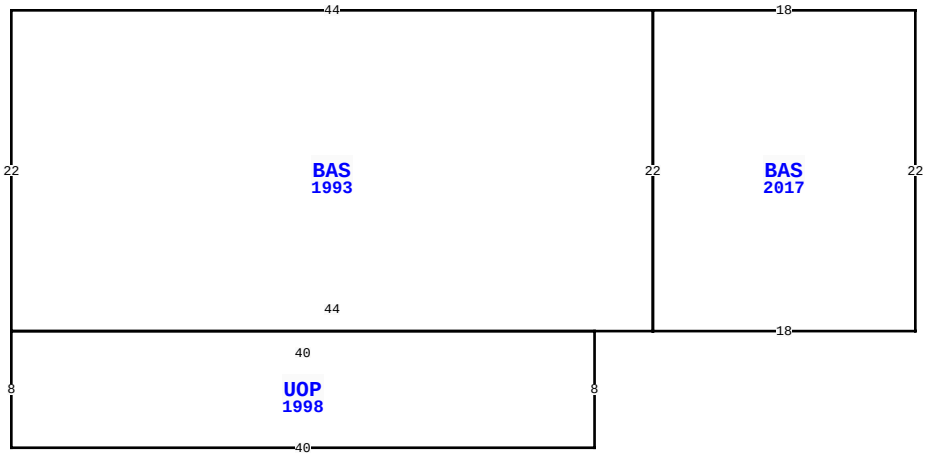
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	1993	968	83,018
BAS	396	100	2017	396	33,962
UOP	320	20	1998	64	5,489
TOTALS	1,684			1,428	122,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	106.0800	111.38	159,051	1962	1962	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2023 Heated Area: 1364 HX Base Yr 2023



27333 SWEARINGEN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,469
TOTAL MARKET OB/XF VALUE		30,461
TOTAL LAND VALUE - MARKET		47,880
TOTAL MARKET VALUE		200,810
SOH/AGL Deduction		12,325
ASSESSED VALUE		188,485
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,074
TOTAL JUST VALUE		200,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R981438	REPAIR/RRF	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0176	8/23/2017	WD	U	I	37	60,000
GRANTOR: THRIFT RONALD I &						
GRANTEE: HOBBS ROSS W & BROO						
2128/0785	6/10/2017	FJ	U	I	11	0
GRANTOR: THRIFT IRIS P EST						
GRANTEE: THRIFT RONALD I ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 BAS=[YR=1993] W44 S22 UOP=[YR=1998] S8 E40 N8 W40$ E44 N22 $ S22 E18 N22$. .

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	0351	CARPORT MT	0	100	24	34	816.00	SF	10.00	10.00	100	1980	1980	3	20	1,632	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1985	1985	3	20	1,152	
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1985	1985	3	20	768	
4	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1985	1985	3	20	480	
5	0681	POLE SHED	0	100	45	26	1,170.00	SF	15.00	15.00	100	2020	2020	3	87	15,269	
6	0680	POLE SHED	0	100	40	30	1,200.00	SF	10.00	10.00	100	2026	2022		93	11,160	

LAND DESCRIPTION

TOTAL OB/XF 30,461

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	0005	OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	40,000.00	40,000.00	42,400							
2	000100	C	RES	100	0005	OR	50.00	120.00	0.14	AC		1.00	1.00	1.00	40,000.00	40,000.00	5,480							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.20 Total Land Value: 47,880 Market: 0 Agricultural: 0 Common: 47,880 PRINTED 07/09/2026 BY SYS