LOTS 56 & 57
IN OR 2327/75
EX S-1 S-2 & S-3

DEYO BRANDON TYLER & VICTORIA GRACE
27450 GEORGIA ST
HILLIARD, FL 32046

2026

07-3N-24-2020-0056-0000

BUILDING CHARACTERISTICS

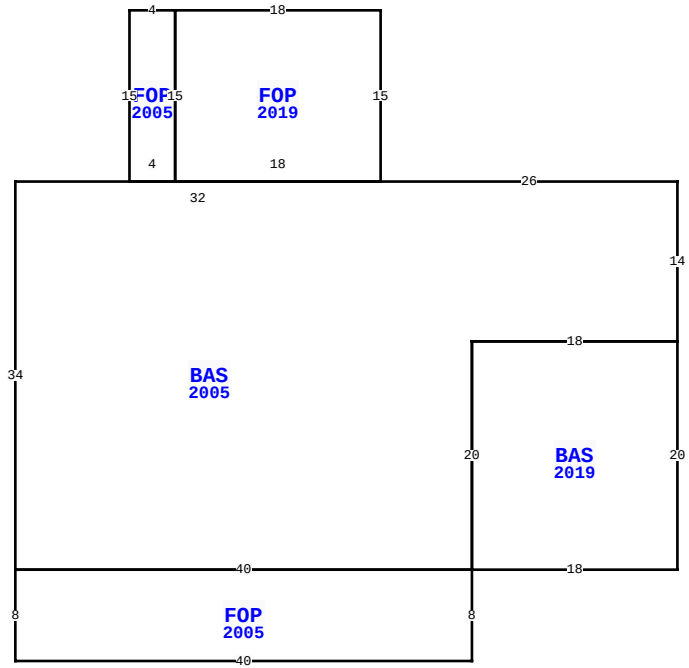
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,612	100	2005	1,612	200,240
BAS	360	100	2019	360	44,718
FOP	60	30	2005	18	2,236
FOP	320	30	2005	96	11,925
FOP	270	30	2019	81	10,062
TOTALS	2,622			2,167	269,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	128.5907	135.02	292,588	2005	2008	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2020 Heated Area: 1972 HX Base Yr 2020



27450 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,790
TOTAL MARKET OB/XF VALUE		19,500
TOTAL LAND VALUE - MARKET		214,540
TOTAL MARKET VALUE		417,090
SOH/AGL Deduction		153,814
ASSESSED VALUE		263,276
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		206,865
TOTAL JUST VALUE		548,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003613	30X50 OPEN CARPOR	25,000	04/08/2025
22013065	GARAGE	36,264	08/25/2022
B0811137	REPAIR/RRF	1,500	11/12/2008
B0414194	NEW CONSTR	113,381	12/01/2004
E0413996	ELEC OTHER	2,000	12/01/2004
M0409038	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0075	12/20/2019	WD	Q	I	01	365,000
GRANTOR: CRAWFORD JOHN C & KEL						
GRANTEE: DEYO BRANDON TYLER						
1939/1484	9/26/2014	WD	Q	I	01	210,000
GRANTOR: SIKES ROY A III & JES						
GRANTEE: CRAWFORD JOHN C & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 FOP=[YR=2019] N15 W18 FOP=[YR=2005] W4 S15 E4 N15$ S15 E18 $ W32 S34 FOP=[YR=2005] S8 E40 N8 W40$ E40 BAS=[YR=2019] E18 N20 W18 S20$ N20 E18 N14$.

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
3	0350	CARPORT WD	0	100	50	30	1,500.00	SF	13.00	13.00	100	2026	2025		100	19,500	

LAND DESCRIPTION

TOTAL OB/XF 19,500

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	0006	OR	0.00	0.00	4.62	AC		1.00	1.00	1.00	17,000.00	17,000.00	78,540							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	750.00	750.00	3,750							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	170.00	170.00	510							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	136,000							

REVIEW DATE 01/12/2026 BY WWA Total Acres: 12.62 Total Land Value: 82,800 Market: 136,000 Agricultural: 4,260 Common: 78,540 PRINTED 07/09/2026 BY SYS

LOTS 56 & 57
IN OR 2327/75
EX S-1 S-2 & S-3

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2026

07-3N-24-2020-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo		N/A 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

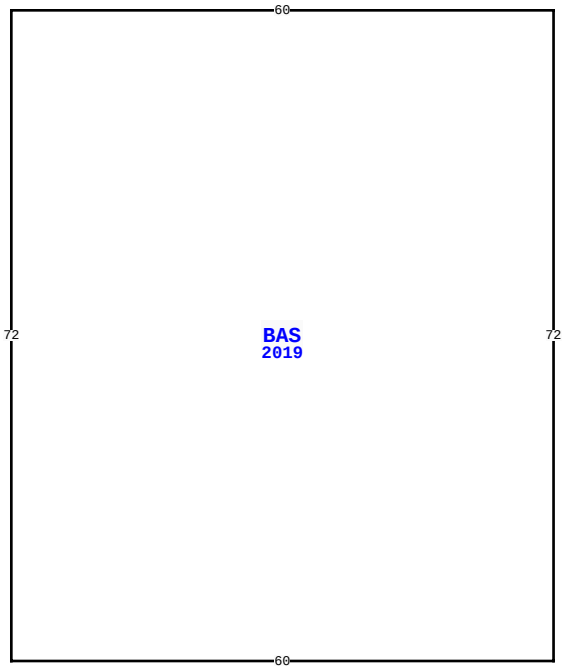
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,320	100	2019	4,320	20,152
TOTALS	4,320			4,320	20,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
8600	01	4,320	8.0960	2.19	9,461	2018	2018	0	0	213	14.00	213.00

2 BARNS 0% - 2020 Heated Area: 4320 HX Base Yr 2020



27450 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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ASSESSED VALUE		263,276
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		206,865
TOTAL JUST VALUE		548,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0408782	OTHER	0	12/01/2004
R046962	REPAIR/RRF	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0075	12/20/2019	WD	Q	I	01	365,000
GRANTOR: CRAWFORD JOHN C & KEL						
GRANTEE: DEYO BRANDON TYLER						
1939/1484	9/26/2014	WD	Q	I	01	210,000
GRANTOR: SIKES ROY A III & JES						
GRANTEE: CRAWFORD JOHN C & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S72 E60 N72$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/12/2026 BY WWA Total Acres: 12.62 Total Land Value: 82,800 Market: 136,000 Agricultural: 4,260 Common: 78,540 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

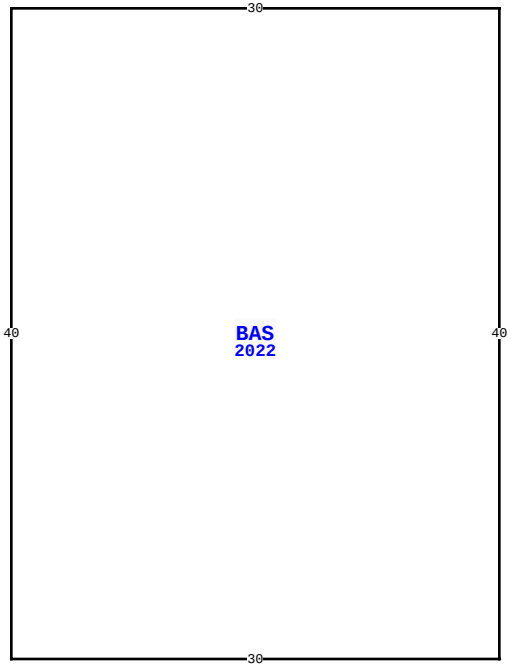
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	25,457
TOTALS	1,200			1,200	25,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	21.87	26,244	2022	2022	0	0	0	3.00	97.00

3 GARAGE RES 100% - 2020 Heated Area: 1200 HX Base Yr 2020



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: DEYO BRANDON TYLER						
1939/1484	9/26/2014	WD	Q	I	01	210,000
GRANTOR: SIKES ROY A III & JES						
GRANTEE: CRAWFORD JOHN C & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S40 E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/12/2026 BY WWA Total Acres: 12.62 Total Land Value: 82,800 Market: 136,000 Agricultural: 4,260 Common: 78,540 PRINTED 07/09/2026 BY SYS