PT OF LOTS 56 & 57
IN OR 2807/1771
CORNWALL SURVEY

CROSBY THOMAS J JR L/E/
27518 GEORGIA STREET
HILLIARD, FL 32046

**2026**

**07-3N-24-2020-0056-0010**

## BUILDING CHARACTERISTICS

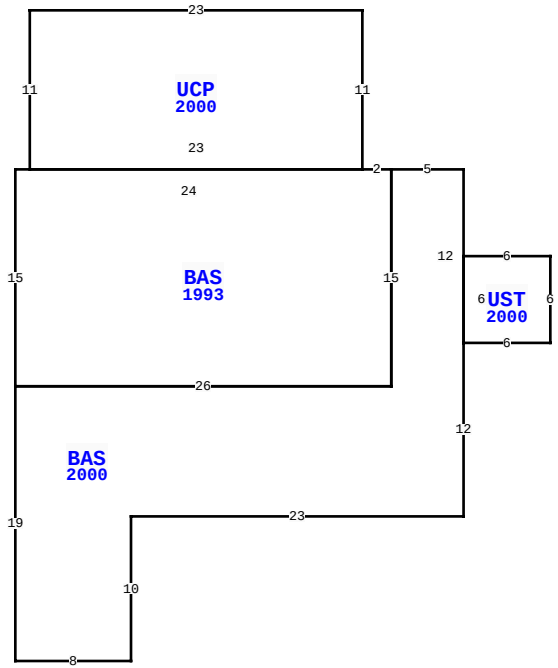
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 390 | 100 | 1993 | 390 | 30,776 |
| BAS | 434 | 100 | 2000 | 434 | 34,248 |
| UCP | 253 | 20 | 2000 | 51 | 4,025 |
| UST | 36 | 45 | 2000 | 16 | 1,263 |
| TOTALS | 1,113 | | | 891 | 70,312 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 891 | 100.1160 | 105.12 | 93,662 | 1960 | 1975 | 0 | 0 | 0 | 24.93 | 75.07 |

1 SINGLE FAM 100% - 2004 Heated Area: 824 HX Base Yr 2004




27518 GEORGIA ST, HILLIARD

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 70,312 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 110,312 |
| SOH/AGL Deduction | | 55,175 |
| ASSESSED VALUE | | 55,137 |
| TOTAL EXEMPTION VALUE | HX HB | 30,137 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 110,312 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 112,592 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2807/1771 | 8/04/2025 | QC | U | I | 11 | 100 |
| GRANTOR: CROSBY THOMAS J JR | | | | | | |
| GRANTEE: HARRIS SUSAN LEANN | | | | | | |
| 1149/1414 | 6/30/2003 | WD | Q | I | | 55,000 |
| GRANTOR: 8 FLAGS FEDERAL CREDI | | | | | | |
| GRANTEE: CROSBY THOMAS J JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W5 BAS=[YR=1993] W2 UCP=[YR=2000] N11 W23 S11 E23 $ W24 S15 E26 N15 $ S15 W26 S19 E8 N10 E23 N12 UST=[YR=2000] E6 N6 W6 S6 $ N12 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |

REVIEW DATE 05/17/2024 BY WWA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS