

PT OF LOT 57 (S-2 & S-3)
IN OR 1763/748
CORNWALL SURVEY

BATTEN LIVING TRUST/BATTEN EARL TRUSTEE
PO BOX 519
HILLIARD, FL 32046-0519

2026

07-3N-24-2020-0057-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	20	FACE BRICK 100	0900	01	3,879	94.1220	130.83	507,490	2007	2007	0	0	13.50	86.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM 100% - 2008													Heated Area: 3148													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	11	CLAY TILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
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	2,898	100	2007	2,898	327,960																								
FGR	922	55	2007	507	57,376																								
FOP	124	30	2007	37	4,187																								
SFB	312	80	2007	250	28,292																								
UUS	374	50	2007	187	21,162																								
TOTALS			4,630		3,879	438,979																							
EXTRA FEATURES						27554 GEORGIA ST, HILLIARD																							
L N	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	2007	2007	3	89	3,115														
3	0510	GARAGE WD-	0 100	25	20	500.00	SF	35.00	35.00	100	2007	2007	3	40	7,000														
LAND DESCRIPTION																		TOTAL OB/XF 10,115											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	6.01	AC		1.00	1.00	0.80	21,000.00	16,800.00	100,968												
REVIEW DATE 01/01/2023 BY CD Total Acres: 6.01 Total Land Value: 100,968 Market: 0 Agricultural: 0 Common: 100,968 PRINTED 07/09/2026 BY SYS																													