PT OF LOT 17
IN OR 2107/1295
CORNWALL SURVEY

SHEFFIELD DEVIN S
27155 MAGNOLIA AVE
HILLIARD, FL 32046

2026

17-3N-24-2020-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

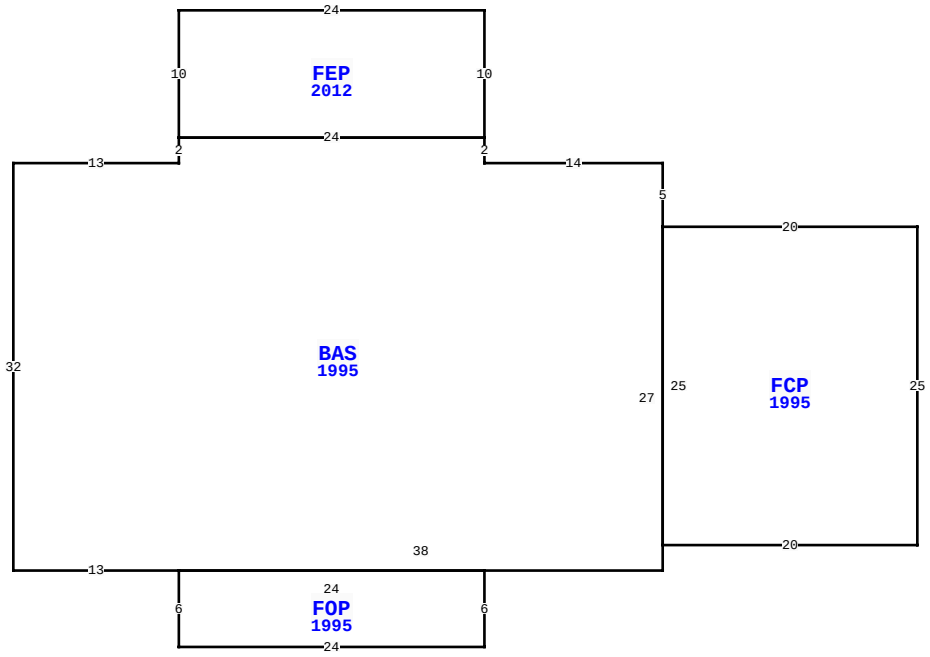
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1995	1,680	167,854
FCP	500	25	1995	125	12,489
FEP	240	80	2012	192	19,184
FOP	144	30	1995	43	4,297
TOTALS	2,564			2,040	203,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	122.7842	128.92	262,997	1995	1995	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2018 Heated Area: 1680 HX Base Yr 2018



27155 MAGNOLIA AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		203,823
TOTAL MARKET OB/XF VALUE		8,638
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		324,461
SOH/AGL Deduction		183,100
ASSESSED VALUE		141,361
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,950
TOTAL JUST VALUE		324,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9508114	NEW CONSTR	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/1295	3/16/2017	WD	U	I	30	210,000
GRANTOR: SHEFFIELD RANDY S						
GRANTEE: SHEFFIELD DEVIN S						
1888/0775	10/21/2013	WD	U	I	11	100
GRANTOR: SHEFFIELD RANDY S & A						
GRANTEE: SHEFFIELD RANDY S						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1995] W20 BAS=[YR=1995] N5 W14 N2 FEP=[YR=2012] N10 W24 S10 E24 $ W24 S2 W13 S32 E13 FOP=[YR=1995] S6 E24 N6 W24 $ E38 N27 $ S25 E20 N25 $.

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	1995	1995	3	74	2,590	
3	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	1998	1998	3	24	6,048	

LAND DESCRIPTION

TOTAL OB/XF 8,638

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	A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	112,000							

REVIEW DATE 05/21/2026 BY WWA Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS