PT OF LOT 17
IN OR 1922/1470
CORNWALL SURVEY

SHEFFIELD DEVIN S
27155 MAGNOLIA AVE
HILLIARD, FL 32046

2026

17-3N-24-2020-0017-0020

BUILDING CHARACTERISTICS

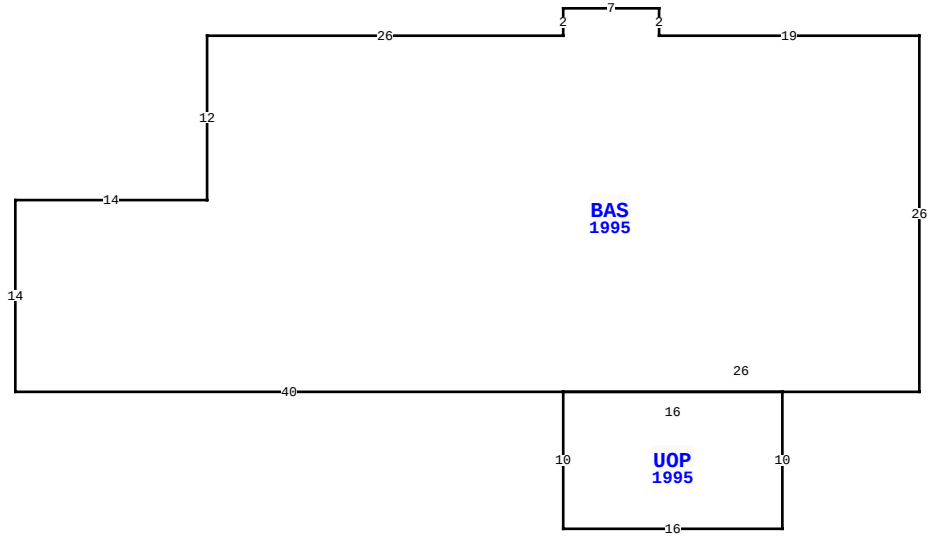
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,562	100	1995	1,562	49,231
UOP	160	25	1995	40	1,261
TOTALS	1,722			1,602	50,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,602	123.6000	105.06	168,306	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 0% - 2018 Heated Area: 1562 HX Base Yr



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

27091 MAGNOLIA AVE, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,492
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,360
TOTAL MARKET VALUE	151,852
SOH/AGL Deduction	78,759
ASSESSED VALUE	73,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,093
TOTAL JUST VALUE	151,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1922/1470	6/16/2014	QC	U	I	11	100

GRANTOR: SHEFFIELD MITCHELL

GRANTEE: SHEFFIELD DEVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 N2 W7 S2 W26 S12 W14 S14 E40 UOP=[YR=1995] S10 E16 N10 W16 $ E26 N26 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	3.62	AC		1.00	1.00	1.00	28,000.00	28,000.00	101,360							

REVIEW DATE 05/21/2026 BY WWA Total Acres: 3.62 Total Land Value: 101,360 Market: 0 Agricultural: 0 Common: 101,360 PRINTED 07/09/2026 BY SYS