

SALLAS JOHN R & MILDRED O
27517 SWEARINGEN ROAD
HILLIARD, FL 32046

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																									
Exterior Wall	20	FACE BRICK 100								0900	01	2,430	100.9890	140.37	341,099			1986	1986	0	0	27.45	72.55	VALUATION BY																																							
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM 100% - 0										Heated Area: 1963										HX Base Yr 1987										Tax Group: 4								Tax Dist:								STANDARD							
Roof Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE								247,467															
Interior Wall	04	PLYWOOD 90																																						TOTAL MARKET OB/XF VALUE								62,063															
Interior Wall	05	DRYWALL 10																																						TOTAL LAND VALUE - MARKET								346,840															
Interior Floor	12	HARDWOOD 90																																						TOTAL MARKET VALUE								332,213															
Interior Floor	08	SHT VINYL 10																																						SOH/AGL Deduction								162,767															
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								169,446															
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								HX HB VX SL 169,446															
Bedrooms		3 100																																						BASE TAXABLE VALUE								0															
Bathrooms		2.5 100																																						TOTAL JUST VALUE								656,370															
Frame	02	WOOD FRAME 100																																						NCON VALUE								0															
Stories	1.	1. 100																																						INCOME VALUE																							
Units		0 100																																						PREVIOUS YEAR MKT VALUE								691,874															
BUD8 Adjustme	04	DIST 01 100																																																													
Occupancy	00	NONE 100																																																													
Quality		01	Quality Level 01																																																												
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	1,963	100	1993	1,963	199,909																																																										
FEP	240	80	1993	192	19,553																																																										
FGR	420	55	1993	231	23,524																																																										
FOP	146	30	1993	44	4,481																																																										
TOTALS		2,769			2,430	247,467																																																									
EXTRA FEATURES										27517 SWEARINGEN RD, HILLIARD										BLD DATE				LGL DATE		05/12/2026		MLU																																			
																				XF DATE				LAND DATE		01/31/2025		KBA																																			
																				INC DATE				AG DATE																																							
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	1986	1986	3	56	1,960																																																
2	0511	GARAGE CB-	0 100	36	24	864.00	SF	40.00	40.00	100	1999	1999	3	73	25,229																																																
3	0350	CARPORT WD	0 100	24	14	336.00	SF	13.00	13.00	100	2001	2001	3	20	874																																																
4	0860	POOL/SPA	0 100	0	0	1.00	UT	40,000.00	40,000.00	100	2001	2001	03	85	34,000																																																
LAND DESCRIPTION										TOTAL OB/XF										62,063																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000																																														
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	11.13	AC		1.00	1.00	1.00	530.00	530.00	5,899																																														
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.55	AC		1.00	1.00	1.00	370.00	370.00	2,424																																														
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	170.00	170.00	1,360																																														
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.68	AC		1.00	1.00	1.00	13,000.00	13,000.00	333,840																																														
REVIEW DATE	01/01/2023	BY	CD	Total Acres: 26.68		Total Land Value: 22,683		Market: 333,840		Agricultural: 9,683		Common: 13,000		PRINTED 07/09/2026 BY SYS																																																	