LOTS 7 & 8 R497806
IN OR 510 PG 334
KARA ACRES UNR SUB

OLIVER ELOUISE
PO BOX 804
HILLIARD, FL 32046-0804

2023

05-3N-24-2330-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

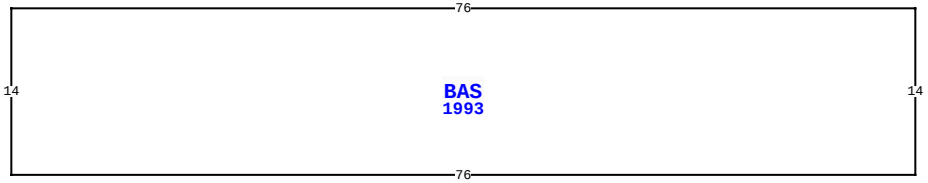
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	24,068
TOTALS	1,064		1,064	24,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	116.0000	75.40	80,226	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1064 HX Base Yr



27103 KARA CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		24,068
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		64,068
SOH/AGL Deduction		32,619
ASSESSED VALUE		31,449
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		1,449
TOTAL JUST VALUE		64,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8650	MH MOVE-ON	16,000	08/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/0320	4/05/1999	QC	U	I	01	100
GRANTOR: FORBIS WILLIAM E JR						
GRANTEE: CROW KARA						
0510/0334	2/10/1987	MS	U	V		14,000
GRANTOR: FORBIS WILLIAM S						
GRANTEE: OLIVER JIMMY & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 N14$.

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	000102	C	SFR/MH	100		RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 01/26/2017 BY SBX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS