LOT 9
IN OR 949/111 & OR 1927/829
R673006 & R673007

CREWS DAVID E
2778 KARA CIR
HILLIARD, FL 32046

2023

05-3N-24-2330-0009-0000

BUILDING CHARACTERISTICS

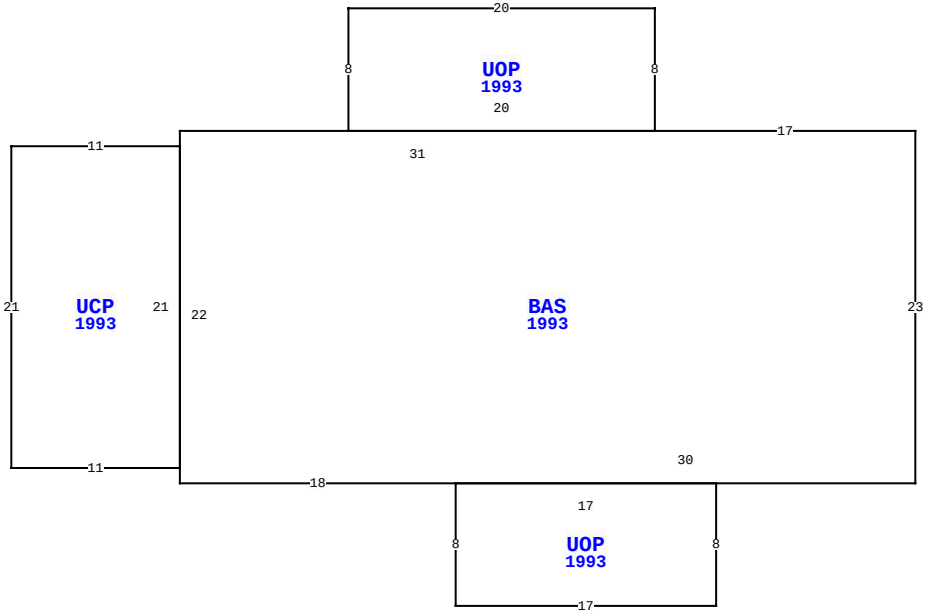
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,104	100	1,104	21,959
UCP	231	20	46	915
UOP	136	25	34	676
UOP	160	25	40	796
TOTALS	1,631		1,224	24,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,224	102.0000	66.30	81,151	1973	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1104 HX Base Yr 2022



2778 KARA CIR, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		24,345
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		44,345
SOH/AGL Deduction		3,376
ASSESSED VALUE		40,969
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,969
TOTAL JUST VALUE		44,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		39,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0829	7/15/2014	QC	U	I	11	100
GRANTOR: CREWS DANA D						
GRANTEE: CREWS DAVID E						
0949/0111	9/13/2000	WD	U	I		25,000
GRANTOR: BRINKLEY RANDY & MELO						
GRANTEE: CREWS DAVID E & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] N8 W20 S8 E20$ W31 S1
UCP=[YR=1993] W11 S21 E11 N21$ S22 E18 UOP=[YR=1993] S8 E17
N8 W17$ E30 N23$.

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	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/26/2017 BY SBX Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS