LOT 12 IN OR 2639/640
KARA ACRES UNR SUB

FLORIDA COASTAL CONSTRUCTION SERVICES
542752 US HWY 1
CALLAHAN, FL 32011

2023

05-3N-24-2330-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2718 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	0
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	26,500
SOH/AGL Deduction	0
ASSESSED VALUE	26,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,500
TOTAL JUST VALUE	26,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011502	DEMOLITION	0	11/04/2019
6289	CHNGE SRVC	0	11/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/640	5/11/2023	WD	U	I	30	45,000
GRANTOR: HUGGINS LAURIE ANNE						
GRANTEE: FLORIDA COASTAL CON						
2630/682	4/04/2023	SW	Q	I	01	25,000
GRANTOR: TESTONE DANA MARIE &						
GRANTEE: HUGGINS LAURIE ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

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
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1970	1970	3	100	6,000	
4	0572	JUNK MH	0	0	0	0	1.00	UT	500.00	500.00	100	1970	1970	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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	000001	C	V RS W/XFOB	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/24/2020 BY TW Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS