

DERAY WESLEY & GEORGETTE
27378 KARA CIRCLE
HILLIARD, FL 32046

05-3N-24-2330-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall03PLASTER 100
Interior Floo11CLAY TILE 50
Interior Floo14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms2 100
Bathrooms1 100
Frame02WOOD FRAME 100

Stories Units1. 1. 100
 0 100
BUD8 Adjustme04DIST 01 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA09
NEIGHBORHOOD/LOC9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	945	80,659
FEP	140	80	112	9,560
FOP	16	30	5	426

TOTALS1,1011,06290,645

CONSTRUCTION

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND010011,062122.4300110.49117,340196019600022.7577.25

1 SINGLE FAM - 100% - 2011Heated Area: 945HX Base Yr 2011

The diagram illustrates the land parcel with its dimensions (27' by 25') and various setbacks or features indicated by numbers along the boundaries (e.g., 10, 4, 2, 3, 6, 8). It also shows two distinct areas identified as 'BAS 1993' and 'FEP 1993'.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE90,645
TOTAL MARKET OB/XF VALUE3,081
TOTAL LAND VALUE - MARKET60,000
TOTAL MARKET VALUE153,726
SOH/AGL Deduction74,216
ASSESSED VALUE79,510
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE29,510
TOTAL JUST VALUE153,726
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE146,533

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE
1408/19135/02/2006WD Q I86,000
GRANTOR: KASTNER DAVID J & DAL
GRANTEE: DERAY WESLEY & GEOR
0204/05611/01/1975WD Q V4,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S10 FOP=[YR=2007] W4 S4 E4 N4\$ S25 E3
FEP=[YR=1993] S2 E2 S6 E17 N8 W19\$ E24 N35\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006RM0.000.003.00LT1.001.001.0020,000.0020,000.0060,000

REVIEW DATE01/26/2017BY TWSBTotal Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 08/02/2023 BY SYS