LOT 16
PT OR 1319/1993
KARA ACRES UNR

GURR ETHEL R
3141 FAIRWOOD LANE
JACKSONVILLE, FL 32205

2023

05-3N-24-2330-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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

27332 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	32,000
SOH/AGL Deduction	5,047
ASSESSED VALUE	26,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,953
TOTAL JUST VALUE	32,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4742	MH MOVE-ON	0	05/02/2006
E16859	ELEC OTHER	0	03/01/2006
P10808	OTHER	0	03/01/2006
6274	REPAIR/RRF	0	10/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1319/1993	5/25/2005	WD	U	I	11	30,000
GRANTOR: JANDY INC						
GRANTEE: GURR ETHEL						
1319/1991	5/25/2005	WD	U	I	23	20,000
GRANTOR: DARR GARY LEE & CHARL						
GRANTEE: JANDY INC						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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 01/27/2017 BY TWSB Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS