LOT 25
IN OR 2408/1305
R672380 & R672381

GRIFFIS LILLIAN F L/E/
27223 KARA CIR
HILLIARD, FL 32046

2023

05-3N-24-2330-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

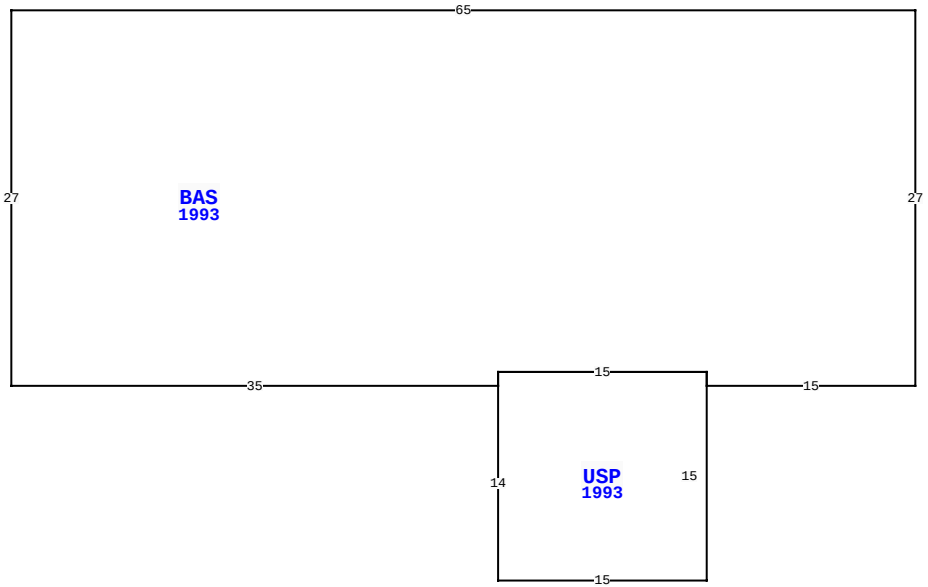
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,740	100	1,740	50,133
USP	225	50	112	3,227
TOTALS	1,965		1,852	53,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,852	117.6000	82.32	152,457	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 0 Heated Area: 1740 HX Base Yr



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

27223 KARA CIR, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,360
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		76,125
SOH/AGL Deduction		36,647
ASSESSED VALUE		39,478
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,478
TOTAL JUST VALUE		76,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95803	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/1305	11/13/2020	LE	U	I	11	100
GRANTOR: GRIFFIS LILLIAN F						
GRANTEE: GRIFFIS MARVIN J						
0594/0098	3/30/1990	WD	U	I	10	16,900
GRANTOR: FORBIS WM S						
GRANTEE: GRIFFIS WINDEL & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S27 E35 USP=[YR=1993] S14 E15 N15 W15 S1$ N1 E15 S1 E15 N27$.

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
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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