PT OF SE1/4 OF SW1/4 OF
SEC 26-4N-23E IN OR 1523/257

KIRKMAN TIM/STRICKLAND TINA M
27120 PAWNEE TRAIL
HILLIARD, FL 32046-7275

2023

26-4N-23-0000-0001-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

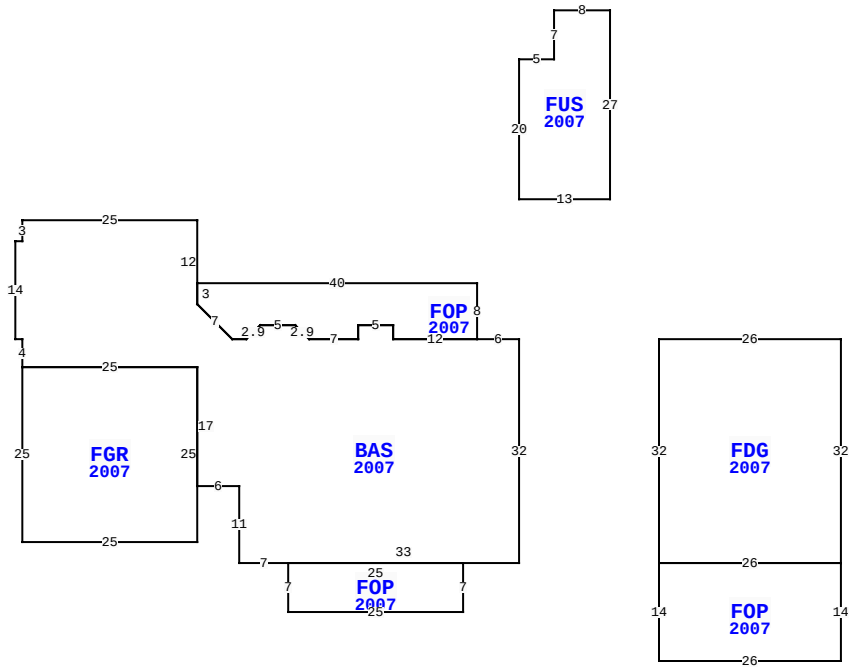
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	211,222
FDG	832	60	499	53,178
FGR	625	55	344	36,660
FOP	175	30	52	5,542
FOP	284	30	85	9,059
FOP	364	30	109	11,616
FUS	316	100	316	33,676
TOTALS	4,578		3,387	360,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,387	100.1604	118.94	402,850	2007	2007	0	0	0	10.40	89.60

1 SNGL FAM – 100% - 2008 Heated Area: 2298 HX Base Yr 2008



27120 PAWNEE TRL, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,954
TOTAL MARKET OB/XF VALUE		7,701
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		443,655
SOH/AGL Deduction		227,748
ASSESSED VALUE		215,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,907
TOTAL JUST VALUE		443,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19757	ELEC OTHER	1,000	08/01/2007
B20200	ADDITION	51,480	07/01/2007
R10552	REPAIR/RRF	1,900	07/01/2007
M12869	MECH OTHER	0	04/01/2007
P12287	OTHER	0	04/01/2007
C19637	CO ISSUED	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/0257	9/05/2007	QC	U	V	06	100
GRANTOR: KIRKMAN TIM						
GRANTEE: KIRKMAN TIM & TINA						
1423/1186	6/27/2006	WD	Q	V		40,000
GRANTOR: HODGES WAYNE & DANIEL						
GRANTEE: KIRKMAN TIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W6 FOP=[YR=2007] N8 W40 S3 D5 R5 E2 U2 R2 E5 D2 R2 E7 N2 E5 S2 E12$ W12 N2 W5 S2 W7 L2 U2 W5 L2 D2 W2 L5 U5 N12 W25 S3 W1 S14 E1 S4 FGR=[YR=2007] S25 E25 N25 W25$ E25 S17 E6 S11 E7 FOP=[YR=2007] S7 E25 N7 W25$ E33 N32$ PTR=N20 FUS=[YR=2007] N20 E5 N7 E8 S27 W13$ S20$ PTR=E20 FDG=[YR=2007] E26 S32 FOP=[YR=2007] S14 W26 N14 E26$ W26 N32$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0825	BRICK	0	100	0	0	21.00	SF	12.50	12.50	100	2007	2007	3	97	255	
3	0812	CONCRETE C	0	100	0	0	1,187.00	SF	4.00	4.00	100	2007	2007	3	89	4,226	

LAND DESCRIPTION

TOTAL OB/XF 7,701

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 09/14/2018 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS