PT OF SE1/4 OF SW1/4 OF
SEC 26-4N-23E
ESMT OR 2223/1727

PARNELL JEAN/
27165 PAWNEE TRL
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0410

BUILDING CHARACTERISTICS

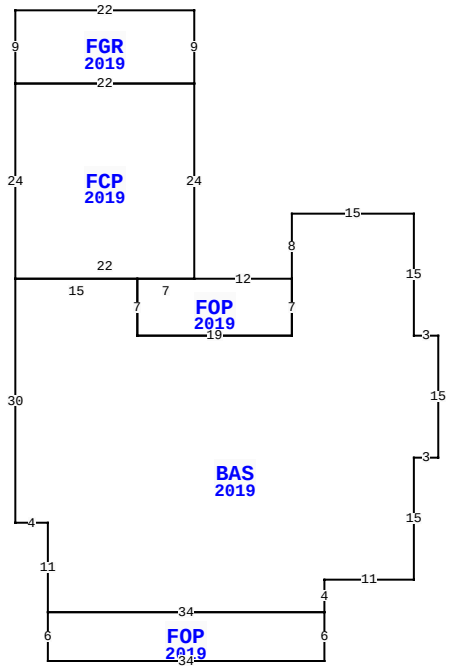
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,953	100	1,953	227,493
FCP	528	25	132	15,376
FGR	198	55	109	12,696
FOP	133	30	40	4,660
FOP	204	30	61	7,106
TOTALS	3,016		2,295	267,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,295	99.1368	117.72	270,167	2019	2019	0	0	0	1.05	98.95

1 SNGL FAM – 100% - 2022 Heated Area: 1953 HX Base Yr 2022



27165 PAWNEE TRL, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,330
TOTAL MARKET OB/XF VALUE		6,451
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		348,781
SOH/AGL Deduction		25,114
ASSESSED VALUE		323,667
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		268,667
TOTAL JUST VALUE		348,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009721	CO ISSUED	0	09/16/2019
18000256	NEW CONSTR	255,754	01/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	6/11/2021	CN	Q	I	02	395,000
GRANTOR: DICKEY TYLER & SHANNO						
GRANTEE: PARNELL JEAN						
2154/0258	10/24/2017	WD	Q	V	01	33,800
GRANTOR: BARLANTI ROBERT A & K						
GRANTEE: DICKEY TYLER & SHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W3 N15 W15 S8 FOP=[YR=2019] W12 FCP=[YR=2019] N24 FGR=[YR=2019] N9 W22 S9 E22$ W22 S24 E22$ W7 S7 E19 N7$ S7 W19 N7 W15 S30 E4 S11 FOP=[YR=2019] S6 E34 N6 W34$ E34 N4 E11 N15 E3 N15$.

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	0810	CONCRETE A	0	100	0	0	464.00	SF	6.50	6.50	100	2019	2019	3	99	2,986	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 6,451

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		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 07/31/2019 BY TW Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS