

PT OF LOT 31 IN OR 1945/1227
(EX ESMT IN OR 687/726)
CORNWALL SURVEY PBK 0/31 OF

JABAUT MICHAEL & EVELYN M
27105 FLAGSTAFF LOOP
HILLIARD, FL 32046

2023

35-4N-23-2020-0031-0010



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 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,680	100	1,680	129,553
TOTALS	1,680		1,680	129,553

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0753	UEP	0 100	20	10	200.00	SF	22.00	22.00	100	2016	2016	3	84

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.83	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0200	01	1,680	106.0000	79.50	133,560	2015	2015	0	0	0	3.00	97.00		
1 SFR MODULR - 100% - 2016 Heated Area: 1680 HX Base Yr														
BAS 2016														
27105 FLAGSTAFF LOOP, HILLIARD														

										BLD DATE		LGL DATE		06/13/2023	MLU
										XF DATE		LAND DATE			
										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		129,553	
TOTAL MARKET OB/XF VALUE		3,696	
TOTAL LAND VALUE - MARKET		54,900	
TOTAL MARKET VALUE		188,149	
SOH/AGL Deduction		10	
ASSESSED VALUE		188,139	
TOTAL EXEMPTION VALUE		13	188,139
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		188,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,542	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530043	CO ISSUED	0	03/26/2015
B1530043	MODULAR HM	0	02/27/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1945/1227	10/31/2014	WD	Q	V	01	25,000	
GRANTOR: WILLIAMS CHARLES & DE							
GRANTEE: JABAUT MICHAEL & EV							
1541/0517	12/17/2007	WD	Q	V		50,000	
GRANTOR: HENDERSON MARTY C							
GRANTEE: WILLIAMS CHARLES &							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2016] W56 S30 E56 N30\$.														