ALL OF LOT 16
IN OR 1482/360 &
OR 1485/493 & 496

MCKENZIE LEVI E
27175 CIRCUS TR
HILLIARD, FL 32046

2024

05-3N-24-2020-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

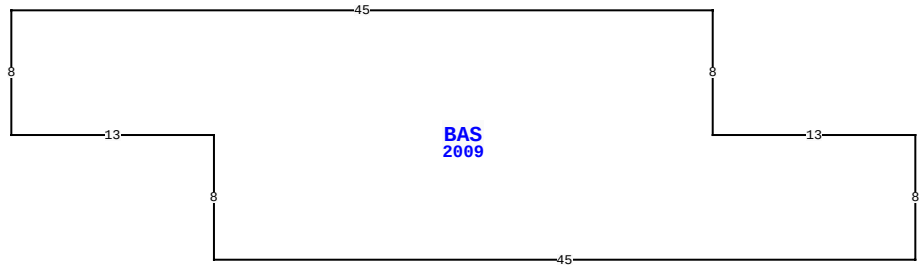
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	46,577
TOTALS	720		720	46,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	75.2400	71.48	51,466	2009	2009	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2024 Heated Area: 720 HX Base Yr 2024



27175 CIRCUS TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,577
TOTAL MARKET OB/XF VALUE		19,688
TOTAL LAND VALUE - MARKET		160,800
TOTAL MARKET VALUE		227,065
SOH/AGL Deduction		0
ASSESSED VALUE		227,065
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,065
TOTAL JUST VALUE		227,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326813	NEW CONSTR	0	02/01/2013
20120033	NEW CONSTR	30,240	03/22/2012
20120034	NEW CONSTR	0	03/22/2012
20120035	NEW CONSTR	0	03/22/2012
0703050	ELEC OTHER	0	03/29/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/0360	3/01/2007	WD	U	V	06	100
GRANTOR: VANZANT ROLLAND						
GRANTEE: MCKENZIE LEVI E & G						
1462/0357	11/29/2006	WD	U	V	19	10,000
GRANTOR: BRYANT BUDDY						
GRANTEE: VANZANT ROLLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 N8 W45 S8 E13 S8 E45 N8$.

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	2701	QUONSET GD	0	100	75	25	1,875.00	SF	15.00	15.00	100	2012	2012	3	70	19,688	

LAND DESCRIPTION

TOTAL OB/XF 19,688

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	0005	A-1	0.00	0.00	10.05	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,800							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 10.05 Total Land Value: 160,800 Market: 0 Agricultural: 0 Common: 160,800 PRINTED 08/06/2024 BY SYS