LOT 11
IN OR 2257/912
KARA ACRES UNR SUB

LEE FALISHA
2736 KARA CIRCLE
HILLIARD, FL 32046

2024

05-3N-24-2330-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

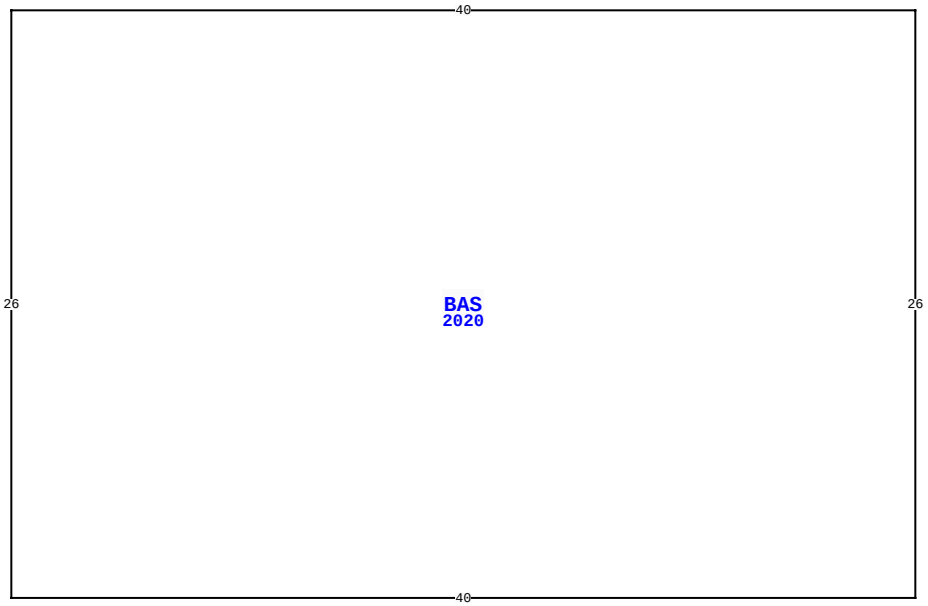
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	51,745
TOTALS	1,040		1,040	51,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,040	107.0000	80.25	83,460	2008	2008	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 0 Heated Area: 1040 HX Base Yr



2736 KARA CIR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,745
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	71,745
SOH/AGL Deduction	0
ASSESSED VALUE	71,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,745
TOTAL JUST VALUE	71,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006632	DEMOLITION	1,000	06/21/2019
19005612	MH MOVE-ON	0	05/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0912	2/25/2019	WD	U	I	11	100
GRANTOR: PEACOCK STANLEY						
GRANTEE: LEE FALISHA						
1279/1105	12/08/2004	WD	Q	I		16,000
GRANTOR: HERLONG KEITH E						
GRANTEE: PEACOCK STANLEY ROG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S26 E40 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/24/2020 BY TW Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/06/2024 BY SYS