LOTS 19 & 20
IN OR 1295/1403
R788232 & R788233

ZANGLA JOSEPHINE B
PO BOX 865
HILLIARD, FL 32046-0865

2024

05-3N-24-2330-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

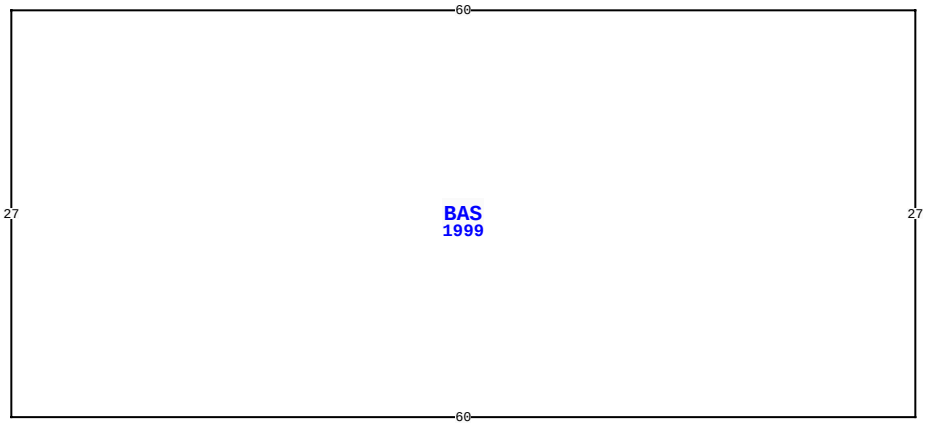
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	61,586
TOTALS	1,620		1,620	61,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	115.2000	86.40	139,968	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 1620 HX Base Yr



27210 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		61,586
TOTAL MARKET OB/XF VALUE		778
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		102,364
SOH/AGL Deduction		36,129
ASSESSED VALUE		66,235
TOTAL EXEMPTION VALUE	HX HB	41,235
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992721	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/1403	2/16/2005	QC	U	I	06	33,800
GRANTOR: HEPNER FRANCIS L & JO						
GRANTEE: ZANGLA JOSEPHINE B						
0554/0092	10/07/1988	WD	Q	I		16,900
GRANTOR: OLD STONE CRDT CORP						
GRANTEE: HEPNER FRANCIS & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S27 E60 N27$.

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	0751	UOP	0	100	8	12	96.00	SF	10.00	10.00	100	2016	2016	3	81	778	

LAND DESCRIPTION

TOTAL OB/XF 778

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	100		RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 04/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS