LOT 22
IN OR 2295/1721
KARA ACRES UNR SUB

CHAUNCEY HARRIETT C &/GRIFFIN-FELDER CATHY LYNN
27166 KARA CIR
HILLIARD, FL 32046

**2024**

**05-3N-24-2330-0022-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 13 | PREFAB PNL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| 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 |

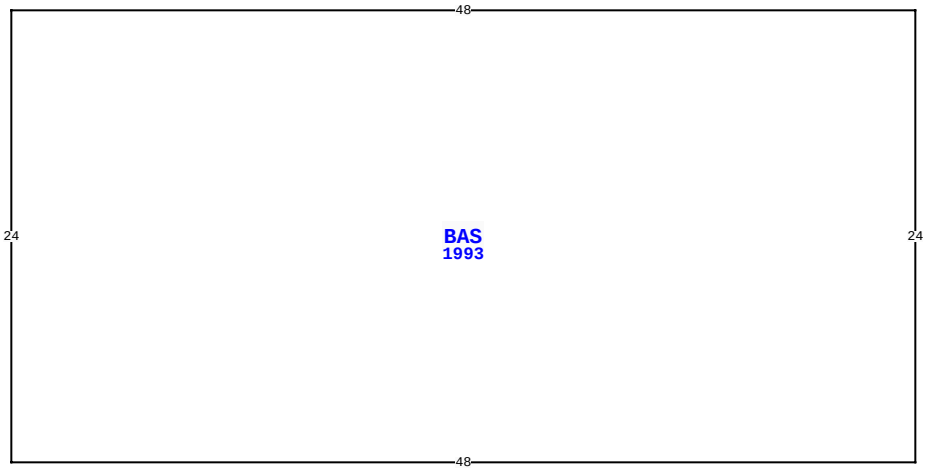
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 26,127 |
| TOTALS | 1,152 | | 1,152 | 26,127 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,152 | 108.0000 | 75.60 | 87,091 | 1988 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1152 HX Base Yr




27166 KARA CIR, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 26,127 |
| TOTAL MARKET OB/XF VALUE | | 2,240 |
| TOTAL LAND VALUE - MARKET | | 20,000 |
| TOTAL MARKET VALUE | | 48,367 |
| SOH/AGL Deduction | | 24,323 |
| ASSESSED VALUE | | 24,044 |
| TOTAL EXEMPTION VALUE | HX HB WX | 24,044 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 48,367 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 46,571 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2295/1721 | 8/06/2019 | QC | U | I | 11 | 100 |
| GRANTOR: CHAUNCEY HARRIETT C | | | | | | |
| GRANTEE: GRIFFIN-FELDER CATH | | | | | | |
| 0479/0768 | 4/01/1986 | WD | Q | I | | 7,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 64 | 2,240 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,240

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |

REVIEW DATE 04/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/06/2024 BY SYS