LOT 24
IN OR 367 PG 655
ESMT PT OR 1861/825

HAMILTON GEORGE SR & SHARON LYNN
PO BOX 966
HILLIARD, FL 32046-0147

2024

05-3N-24-2330-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

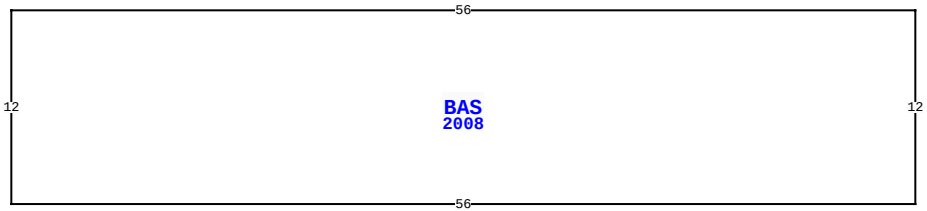
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,164
TOTALS	672		672	12,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	86.2000	60.34	40,548	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



27203 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	12,164
TOTAL MARKET OB/XF VALUE	3,386
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	35,550
SOH/AGL Deduction	5,335
ASSESSED VALUE	30,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,215
TOTAL JUST VALUE	35,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2666/71	9/06/2023	QC	U	I	11	100
GRANTOR: HAMILTON GEORGE SR						
GRANTEE: HAMILTON GEORGE SR						
0877/0320	4/05/1999	QC	U	I	01	100
GRANTOR: FORBIS WILLIAM E JR						
GRANTEE: CROW KARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S12 E56 N12$.

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	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
2	0681	POLE SHED	0	0	22	22	484.00	SF	15.00	15.00	100	2006	2006	3	44	3,194	

LAND DESCRIPTION

TOTAL OB/XF 3,386

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	0006	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