

SMYTHE THRESEA L
PO BOX 664
HILLIARD, FL 32046-0664

2024

05-3N-24-2330-0028-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
12 MODULAR MT 100
05 DRYWALL 100
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

0 0 100
0 100

04 Quality Level 04
0200 MOBILE HOME
MKT AREA 09
9001.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,560 100 1,560 113,792

TOTALS 1,560 1,560 113,792

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 1,560 135.0800 101.31 158,044 2008 2013 0 0 28.00 72.00

1 M/H 94+ - 100% - 2010 Heated Area: 1560 HX Base Yr 2010

30-52-30

BAS 2009

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 113,792

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 20,000

TOTAL MARKET VALUE 133,792

SOH/AGL Deduction 61,101

ASSESSED VALUE 72,691

TOTAL EXEMPTION VALUE HX HB 47,691

BASE TAXABLE VALUE 25,000

TOTAL JUST VALUE 133,792

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 130,636

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1632/1879 7/30/2009 WD U I 11 100

GRANTOR:SIKES MELISSA R

GRANTEE:SMYTHE THRESA L

1187/1036 11/10/2003 QC U I 06 100

GRANTOR:THOMPSON BETTY L

GRANTEE:SIKES MELISSA R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S30 E52 N30\$.

EXTRA FEATURES

27287 KARA CIR, HILLIARD

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

L N 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

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 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 06/15/2021 BY TWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/06/2024 BY SYS