



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	220,602
FDG	832	60	499	55,540
FGR	625	55	344	38,288
FOP	175	30	52	5,787
FOP	284	30	85	9,461
FOP	364	30	109	12,132
FUS	316	100	316	35,172
TOTALS	4,578		3,387	376,982

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0825	BRICK	0 100	0	0	21.00	SF	12.50	
3	0812	CONCRETE C	0 100	0	0	1,187.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSV
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,387	100.1604	125.20	424,052	2007	2007	0	0
1 SNGL FAM - 100% - 2008									
Heated Area: 2298									
HX Base Yr 2008									

27120 PAWNEE TRL, HILLIARD									
BLD DATE 03/03/2023					NW				
XF DATE					LGL DATE				
INC DATE					LAND DATE				
					AG DATE				
					06/13/2023				
					MLU				

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					376,982				
TOTAL MARKET OB/XF VALUE					7,618				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					459,600				
SOH/AGL Deduction					237,216				
ASSESSED VALUE					222,384				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					172,384				
TOTAL JUST VALUE					459,600				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					443,655				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19757	ELEC OTHER	1,000	08/01/2007
B20200	ADDITION	51,480	07/01/2007
R10552	REPAIR/RRF	1,900	07/01/2007
M12869	MECH OTHER	0	04/01/2007
P12287	OTHER	0	04/01/2007
C19637	CO ISSUED	0	03/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1523/0257	9/05/2007	QC	U	V	06	100			
GRANTOR: KIRKMAN TIM									
GRANTEE: KIRKMAN TIM & TINA									
1423/1186	6/27/2006	WD	Q	V		40,000			
GRANTOR: HODGES WAYNE & DANIEL									
GRANTEE: KIRKMAN TIM									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W6 FOP=[YR=2007] N8 W40 S3 D5 R5 E2 U2 R2 E5 D2 R2 E7 N2 E5 S2 E12\$ W12 N2 W5 S2 W7 L2 U2 W5 L2 D2 W2 L5 U5 N12 W25 S3 W1 S14 E1 S4 FGR=[YR=2007] S25 E25 N25 W25\$ E25 S17 E6 S11 E7 FOP=[YR=2007] S7 E25 N7 W25\$ E33 N32\$ PTR=N20 FUS=[YR=2007] N20 E5 N7 E8 S27 W13\$ S20\$ PTR=E20 FDG=[YR=2007] E26 S32 FOP=[YR=2007] S14 W26 N14 E26\$ W26 N32\$ W20\$.									