PT LOT 5,6, & 7, PT S1/2 OF
NW1/4 OF NW1/4 SEC 29-3N-24E
IN OR 2578/1210 BEING LESS &

CHAPMAN HUBERT W SR & NANCY L
26257 KARNCHAPKING DRIVE
HILLIARD, FL 32046-8337

2024

29-3N-24-2020-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

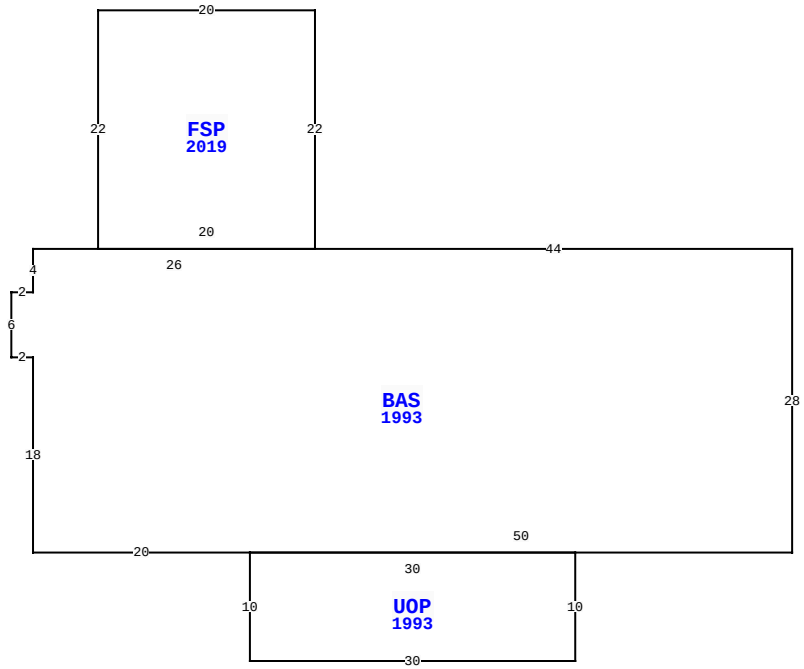
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	81,444
FSP	440	60	264	10,903
UOP	300	25	75	3,098
TOTALS	2,712		2,311	95,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,311	118.0000	82.60	190,889	1992	2002	0	0	0	50.00	50.00

1 M/H 93- – 100% - 0 Heated Area: 1972 HX Base Yr



26257 KARNCHAPKING DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		95,444
TOTAL MARKET OB/XF VALUE		17,400
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		146,174
SOH/AGL Deduction		88,004
ASSESSED VALUE		58,170
TOTAL EXEMPTION VALUE	HX HB	33,170
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		313,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9038	MH MOVE-ON	51,275	09/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0615/0870	12/31/1990	WD	Q	I		99,000

GRANTOR: EDWARDS HUEY & L C

GRANTEE: CHAPMAN HUBERT SR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FSP=[YR=2019] N22 W20 S22 E20$ W26 S4 W2 S6 E2 S18 E20 UOP=[YR=1993] S10 E30 N10 W30$ E50 N28$.

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	0511	GARAGE CB-	0	100	20	30	600.00	SF	40.00	40.00	100	1975	1975	3	26	6,240	
2	0681	POLE SHED	0	100	40	50	2,000.00	SF	15.00	15.00	100	1960	1960	3	20	6,000	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
4	0681	POLE SHED	0	100	22	20	440.00	SF	15.00	15.00	100	2005	2005	3	40	2,640	

LAND DESCRIPTION

TOTAL OB/XF 17,400

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 08/30/2022 BY WWA Total Acres: 10.00 Total Land Value: 33,330 Market: 171,000 Agricultural: 3,330 Common: 30,000 PRINTED 08/06/2024 BY SYS