LOT 9
IN OR 949/111 & OR 1927/829
R673006 & R673007

CREWS DAVID E
2778 KARA CIR
HILLIARD, FL 32046

2025

05-3N-24-2330-0009-0000

BUILDING CHARACTERISTICS

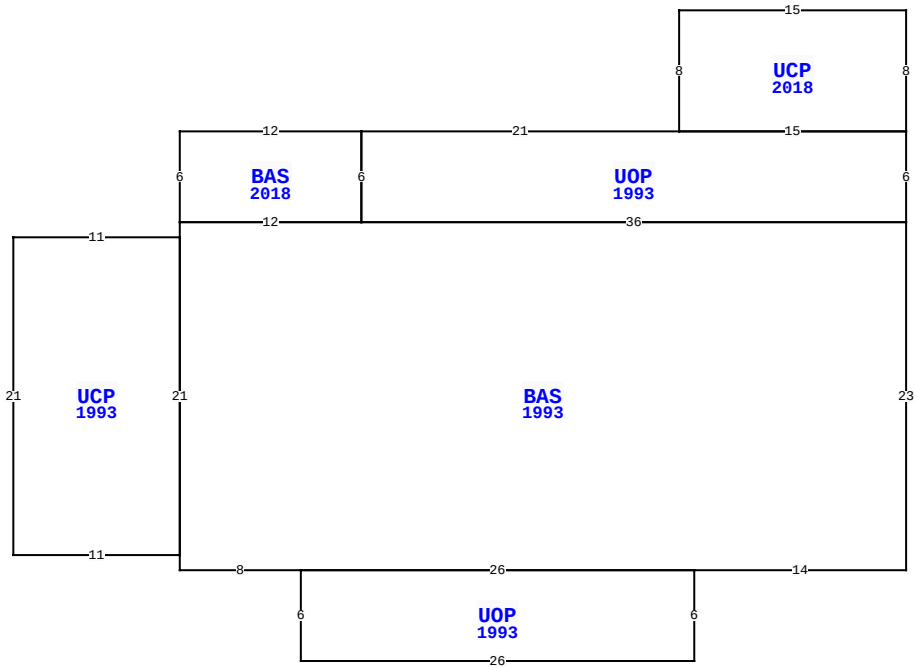
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	27,026
BAS	72	100	2018	72	1,763
UCP	231	20	1993	46	1,126
UCP	120	20	2018	24	587
UOP	156	25	1993	39	955
UOP	216	25	1993	54	1,322
TOTALS	1,899			1,339	32,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,339	102.0000	81.60	109,262	1973	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1176 HX Base Yr 2022



2778 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		32,779
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		52,779
SOH/AGL Deduction		7,241
ASSESSED VALUE		45,538
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,538
TOTAL JUST VALUE		52,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1927/0829	7/15/2014	QC	U	I	11	100
GRANTOR: CREWS DANA D						
GRANTEE: CREWS DAVID E						
0949/0111	9/13/2000	WD	U	I		25,000
GRANTOR: BRINKLEY RANDY & MELO						
GRANTEE: CREWS DAVID E & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-3,9] W36 W12 S1 S21 S1 E8 E26 E14 N23 $
UCP=[YR=1993;ORIG=-51,10] W11 S21 E11 N21 $
UOP=[YR=1993;ORIG=-3,9] N6 W15 W21 S6 E36 $
UOP=[YR=1993;ORIG=-43,32] S6 E26 N6 W26 $
UCP=[YR=2018;ORIG=-18,-5] E15 S8 W15 N8 $
BAS=[YR=2018;ORIG=-51,3] E12 S6 W12 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	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 02/13/2024 BY WW Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/30/2025 BY SYS