LOT 21 R621811
IN OR 1017/1539
KARA ACRES UNR SUB

SWEETING PATRICIA
27182 KARA CIR
HILLIARD, FL 32046

2025

05-3N-24-2330-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

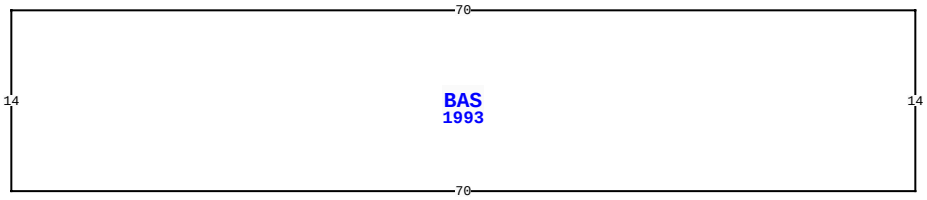
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	1993	980	21,450
TOTALS	980			980	21,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	980	91.2000	72.96	71,501	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 980 HX Base Yr 2021



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		21,450
TOTAL MARKET OB/XF VALUE		4,588
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		46,038
SOH/AGL Deduction		9,924
ASSESSED VALUE		36,114
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,114
TOTAL JUST VALUE		46,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7569	MH MOVE-ON	5,000	12/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1017/1539	11/02/2001	WD	Q	I	05	24,000
GRANTOR: BANKERS TRUST CO OF C						
GRANTEE: SWEETING PATRICIA						
0989/0180	5/31/2001	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANKERS TRUST CO OF						

27182 KARA CIR, HILLIARD

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S14 E70 N14$.

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	0350	CARPORT WD	0	100	23	33	759.00	SF	13.00	13.00	100	1994	1994	3	20	1,973	
2	0811	CONCRETE B	0	100	0	0	551.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,562	
3	0810	CONCRETE A	0	100	15	15	225.00	SF	6.50	6.50	100	1997	1997	3	72	1,053	

LAND DESCRIPTION

TOTAL OB/XF 4,588

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 04/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/30/2025 BY SYS