LOT 24
IN OR 367 PG 655
ESMT PT OR 1861/825

HAMILTON GEORGE SR & SHARON LYNN
27203 KARA CIR
HILLIARD, FL 32046

2025

05-3N-24-2330-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

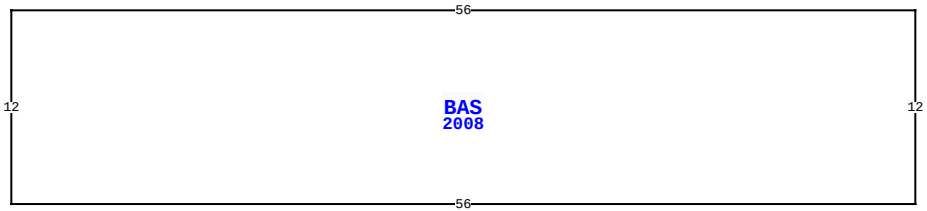
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2008	672	13,902
TOTALS	672			672	13,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	86.2000	68.96	46,341	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,902
TOTAL MARKET OB/XF VALUE	3,096
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	36,998
SOH/AGL Deduction	3,761
ASSESSED VALUE	33,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,237
TOTAL JUST VALUE	36,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/71	9/06/2023	QC	U	I	11	100
GRANTOR: HAMILTON GEORGE SR						
GRANTEE: HAMILTON GEORGE SR						
0877/0320	4/05/1999	QC	Q	I	01	100
GRANTOR: FORBIS WILLIAM E JR						
GRANTEE: CROW KARA						

27203 KARA CIR, HILLIARD

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

BUILDING NOTES

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	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
2	0681	POLE SHED	0	0	22	22	484.00	SF	15.00	15.00	100	2006	2006	3	40	2,904	

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 3,096

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	0	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 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