LOT 27 R434209
IN OR 2475/1110
ESMT PT OR 1861/825

POPWELL MELISSA H &/WILKES GAVEN P
27263 KARA CIR
HILLIARD, FL 32046

2025

05-3N-24-2330-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

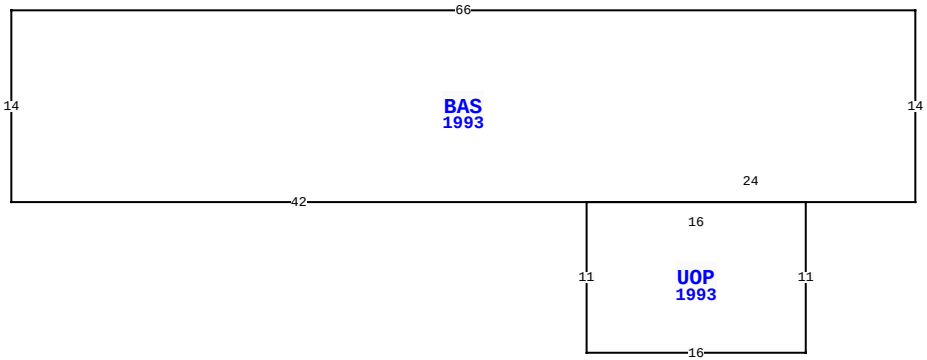
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	8,900
UOP	176	25	1993	44	424
TOTALS	1,100			968	9,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	968	60.2000	48.16	46,619	1983	1983	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



27263 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	9,324
TOTAL MARKET OB/XF VALUE	1,803
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	31,127
SOH/AGL Deduction	0
ASSESSED VALUE	31,127
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,127
TOTAL JUST VALUE	31,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/1827	6/28/2021	FJ	U	I	11	0
GRANTOR: COOPER JUDITH B ESTAT						
GRANTEE: BURNHAM DALE J ET A						
2475/1110	6/09/2021	WD	Q	I	01	27,000
GRANTOR: BURNHAM DALE J P/R JU						
GRANTEE: POPWELL MELISSA H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E42 UOP=[YR=1993] S11 E16 N11 W16$ E24 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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		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