LOT 28 2009/DEST/DW/MH
IN OR 1632/1879
ESMT PT OR 1861/825

SMYTHE THRESEA L
PO BOX 664
HILLIARD, FL 32046-0664

2025

05-3N-24-2330-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 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	04	Quality Level 04

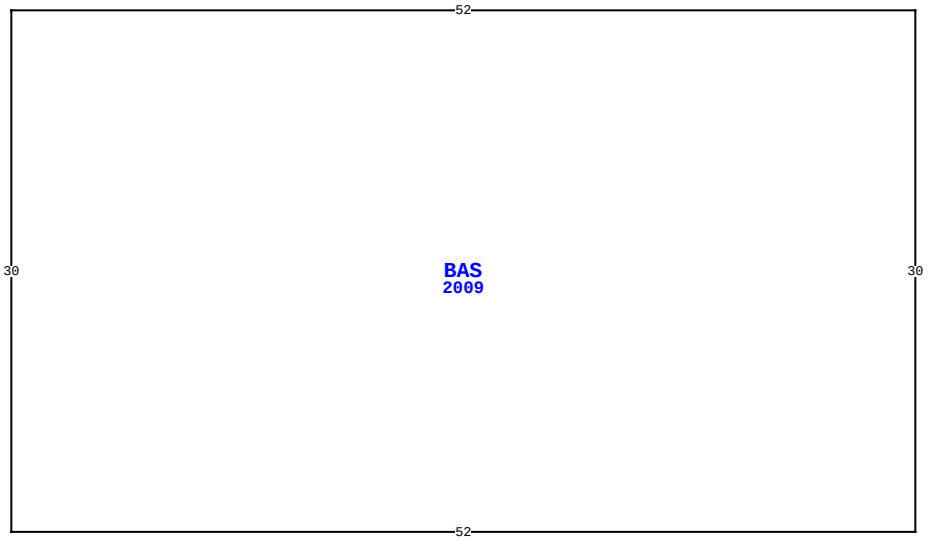
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2009	1,560	125,383
TOTALS	1,560			1,560	125,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	135.0800	114.82	179,119	2008	2013	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2010 Heated Area: 1560 HX Base Yr 2010



27287 KARA CIR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,383
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		145,383
SOH/AGL Deduction		70,584
ASSESSED VALUE		74,799
TOTAL EXEMPTION VALUE	HX HB	49,799
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		145,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5211	CO ISSUED	0	09/11/2009
E22032	ELEC OTHER	0	08/01/2009
MH5211	MH MOVE-ON	0	08/01/2009
P13895	OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1632/1879	7/30/2009	WD	U	I	11	100
GRANTOR: SIKES MELISSA R						
GRANTEE: SMYTHE THRESA L						
1187/1036	11/10/2003	QC	Q	I	06	100
GRANTOR: THOMPSON BETTY L						
GRANTEE: SIKES MELISSA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S30 E52 N30$.

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	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 06/15/2021 BY TWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/30/2025 BY SYS