LOT 3 R673304
IN OR 801 PG 36
EX ESMT OR 983/704

CARTER CAREY & KAREN
27083 CARTER LANE
HILLIARD, FL 32046

2025

12-3N-23-2020-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	03	Quality Level 03

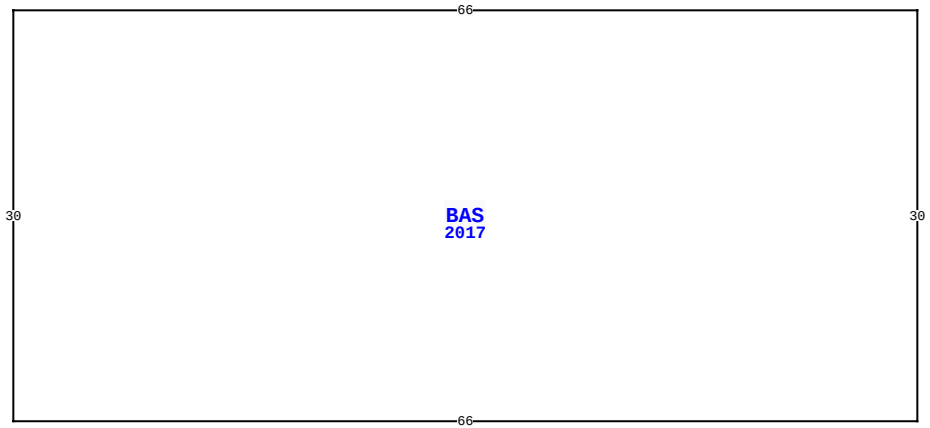
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2017	1,980	166,516
TOTALS	1,980			1,980	166,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	116.4000	98.94	195,901	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 1998 Heated Area: 1980 HX Base Yr 1998



27083 CARTER LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/21/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,516
TOTAL MARKET OB/XF VALUE		38,344
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		253,760
SOH/AGL Deduction		74,145
ASSESSED VALUE		179,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,893
TOTAL JUST VALUE		444,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002379	CO ISSUED	0	06/01/2017
MH97	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0801/0036	7/25/1997	WD	Q	V		27,500
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: CARTER CAREY & KARE						
0801/0035	7/25/1997	WD	Q	V	06	100
GRANTOR: SLOAN LLOYD R JR & SA						
GRANTEE: FIRST BAPTIST CHURC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W66 S30 E66 N30$. 25 FSP=[YR=2012] W10 S16 E10 N16$ S1 6 E25$ W51 S14 E66 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	0200	BARN WD 0-	0	100	32	30	960.00	SF	20.00	20.00	100	2000	2000	3	27	5,184	
2	0753	UEP	0	100	36	16	576.00	SF	22.00	22.00	100	2017	2017	3	81	10,264	
3	0680	POLE SHED	0	100	24	22	528.00	SF	10.00	10.00	100	2019	2019	3	87	4,594	
4	0680	POLE SHED	0	100	30	24	720.00	SF	10.00	10.00	100	2021	2021	3	93	6,696	
5	0680	POLE SHED	0	100	48	26	1,248.00	SF	10.00	10.00	100	2021	2021	3	93	11,606	

LAND DESCRIPTION

TOTAL OB/XF 38,344

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	390.00	390.00	3,900							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 11.00 Total Land Value: 48,900 Market: 195,000 Agricultural: 3,900 Common: 45,000 PRINTED 07/30/2025 BY SYS