LOT 9
IN OR 2245/1451
EX ESMT OR 983/701

KICKLIGHTER JOSEPH R
27792 CUYLER DR
HILLIARD, FL 32046

2025

12-3N-23-2020-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

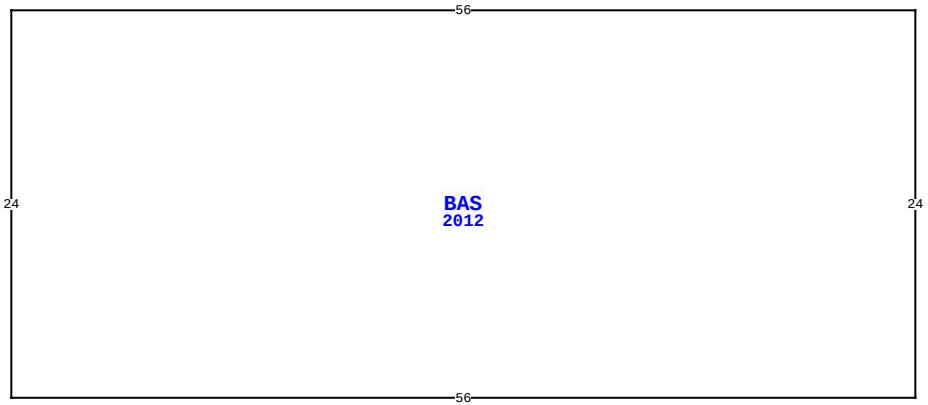
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2012	1,344	39,288
TOTALS	1,344			1,344	39,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	121.8000	97.44	130,959	1986	1996	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



27792 CUYLER DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,288
TOTAL MARKET OB/XF VALUE	5,220
TOTAL LAND VALUE - MARKET	161,000
TOTAL MARKET VALUE	205,508
SOH/AGL Deduction	3,745
ASSESSED VALUE	201,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,763
TOTAL JUST VALUE	205,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961249	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/1451	12/13/2018	WD	U	I	11	100
GRANTOR: KICKLIGHTER SANDRA H						
GRANTEE: KICKLIGHTER JOSEPH						
0744/1391	11/21/1995	WD	Q	V		25,000
GRANTOR: FRANKLIN CARROL E						
GRANTEE: KICKLIGHTER JOSEPH						

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	0	30	20	600.00	SF	20.00	20.00	100	1998	1998	3	25	3,000	
2	0681	POLE SHED	0	0	28	12	336.00	SF	15.00	15.00	100	1998	1998	3	25	1,260	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1998	1998	3	20	960	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W56 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,220

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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500							
2	000100	C	RES	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500							
3	009530	C	POND	0		OR	0.00	0.00	0.85	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,125							
4	009530	C	POND	0		OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,875							

REVIEW DATE 04/17/2020 BY TWA Total Acres: 10.00 Total Land Value: 161,000 Market: 0 Agricultural: 0 Common: 161,000 PRINTED 07/30/2025 BY SYS