PT GOVT LOT 1 OF SEC 24-4N-23E
& PT JOHN DIXON GRANT
SEC 45-4N-23E & PT EDWARD

HOOSE SHARON
28136 KARMA WAY
HILLIARD, FL 32046

2025

24-4N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

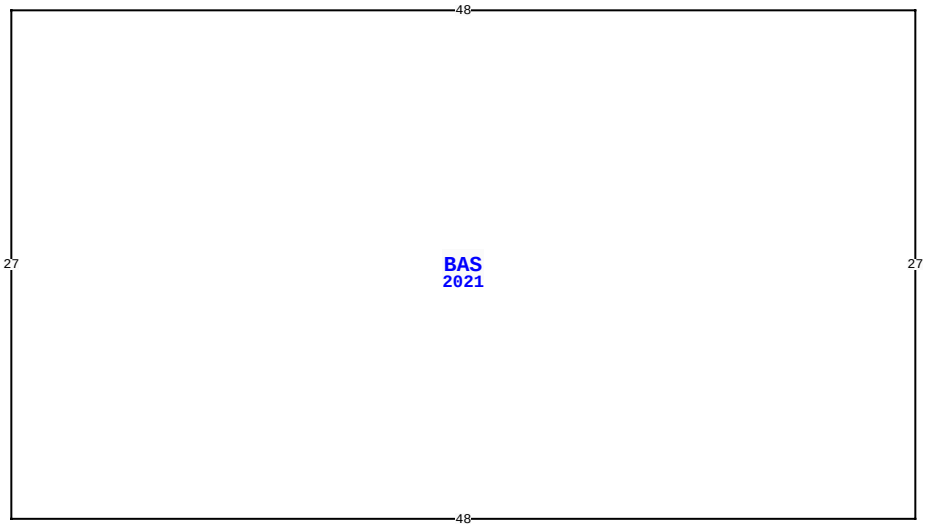
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2021	1,296	137,290
TOTALS	1,296			1,296	137,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	128.4800	109.21	141,536	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 1296 HX Base Yr 2022



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,751
TOTAL MARKET OB/XF VALUE		9,543
TOTAL LAND VALUE - MARKET		139,200
TOTAL MARKET VALUE		489,494
SOH/AGL Deduction		171,107
ASSESSED VALUE		318,387
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		262,665
TOTAL JUST VALUE		489,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000505	CO ISSUED	0	01/12/2023
22017224	MH REPLACEMENT	0	11/21/2022
22011366	CO ISSUED	0	07/25/2022
22007733	MH MOVE-ON	0	05/18/2022
22000453	MH MOVE-ON	0	01/07/2022
21016604	CO ISSUED	0	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1943/1398	10/23/2014	WD	U	I	30	50,000
GRANTOR: HOOSE RONALD A & LEON						
GRANTEE: HOOSE SHARON						
0430/0558	8/21/1984	WD	U	V		30,000
GRANTOR: WALKER RICHARD E & KE						
GRANTEE: HOOSE RONALD A & LE						

28136 KARMA WAY, HILLIARD

BLD DATE	06/04/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S27 E48 N27$.

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	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2008	2008	3	88	1,830	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0751	UOP	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	27	173	
4	0936	SEPTC TANK	1	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 9,543

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000100	C	RES	100	0004	OR	0.00	0.00	3.64	AC		1.00	1.00	1.00	30,000.00	30,000.00	109,200							

REVIEW DATE 09/20/2022 BY WW Total Acres: 4.64 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 07/30/2025 BY SYS

PT GOVT LOT 1 OF SEC 24-4N-23E
& PT JOHN DIXON GRANT
SEC 45-4N-23E & PT EDWARD

HOOSE SHARON
28136 KARMA WAY
HILLIARD, FL 32046

2025

24-4N-23-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	04	Quality Level 04

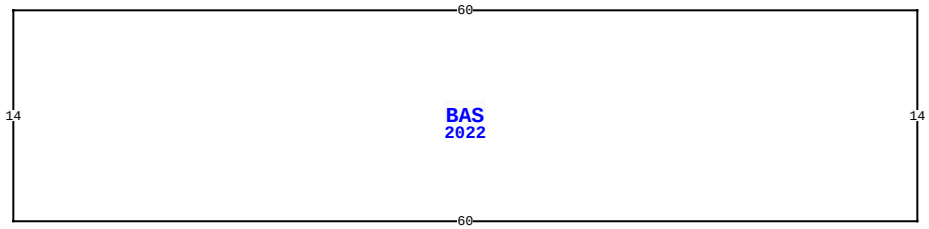
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2022	840	88,219
TOTALS	840			840	88,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	127.3800	108.27	90,947	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 2022 Heated Area: 840 HX Base Yr 2022



BLD DATE	06/04/2008	JH	LGL DATE
XF DATE			LAND DATE 06/16/2023 MLU
INC DATE			AG DATE

28136 KARMA WAY, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 2 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,751
TOTAL MARKET OB/XF VALUE		9,543
TOTAL LAND VALUE - MARKET		139,200
TOTAL MARKET VALUE		489,494
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ASSESSED VALUE		318,387
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		262,665
TOTAL JUST VALUE		489,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015377	MH MOVE-ON	0	11/05/2021
MH94469	MH MOVE-ON	10,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1943/1398	10/23/2014	WD	U	I	30	50,000
GRANTOR: HOOSE RONALD A & LEON						
GRANTEE: HOOSE SHARON						
0430/0558	8/21/1984	WD	U	V		30,000
GRANTOR: WALKER RICHARD E & KE						
GRANTEE: HOOSE RONALD A & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,-1] W60 S14 E60 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

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

REVIEW DATE 09/20/2022 BY WW Total Acres: 4.64 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 07/30/2025 BY SYS

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HOOSE SHARON
28136 KARMA WAY
HILLIARD, FL 32046

2025

24-4N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

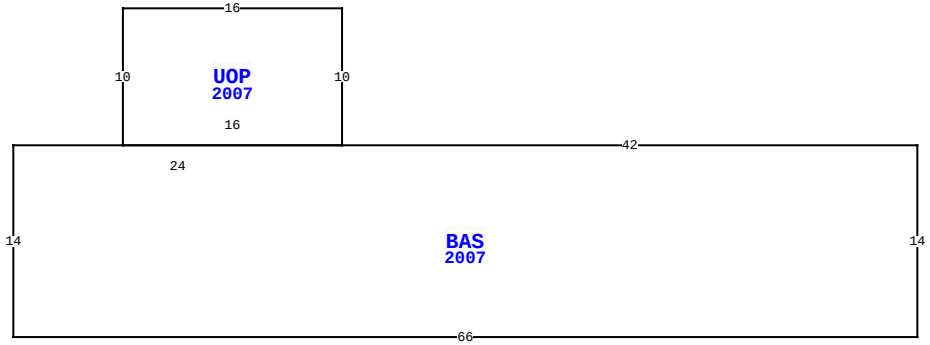
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2007	924	25,902
UOP	160	25	2007	40	1,121
TOTALS	1,084			964	27,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	964	116.8000	93.44	90,076	1993	1993	0	0	0	70.00	30.00

3 M/H 93- – 100% - 2022 Heated Area: 924 HX Base Yr 2022



BLD DATE	06/04/2008 JH
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/16/2023 MLU
AG DATE	

28136 KARMA WAY, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		262,665
TOTAL JUST VALUE		489,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1398	10/23/2014	WD	U	I	30	50,000
GRANTOR: HOOSE RONALD A & LEON						
GRANTEE: HOOSE SHARON						
0430/0558	8/21/1984	WD	U	V		30,000
GRANTOR: WALKER RICHARD E & KE						
GRANTEE: HOOSE RONALD A & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W42UOP=[YR=2007] N10W16S10 E16$W24S14E66N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/20/2022 BY WW Total Acres: 4.64 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 07/30/2025 BY SYS

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HILLIARD, FL 32046

2025

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NASSAU COUNTY PROPERTY

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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

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MAP NUM		MKT AREA	09
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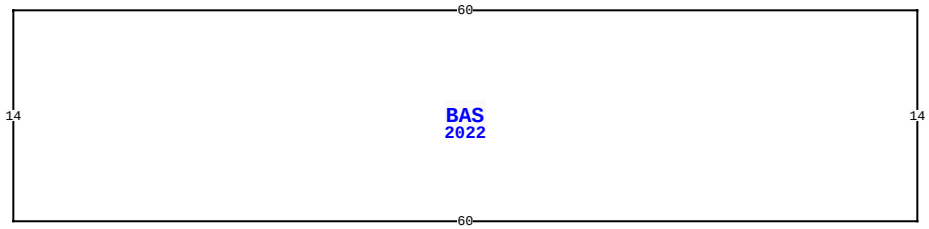
4 M/H 94+ – 100% - 2022 Heated Area: 840 HX Base Yr 2022



VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1398	10/23/2014	WD	U	I	30	50,000
GRANTOR: HOOSE RONALD A & LEON						
GRANTEE: HOOSE SHARON						
0430/0558	8/21/1984	WD	U	V		30,000
GRANTOR: WALKER RICHARD E & KE						
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28136 KARMA WAY, HILLIARD

BLD DATE	06/04/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S14 E60 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/20/2022 BY WW Total Acres: 4.64 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 07/30/2025 BY SYS