



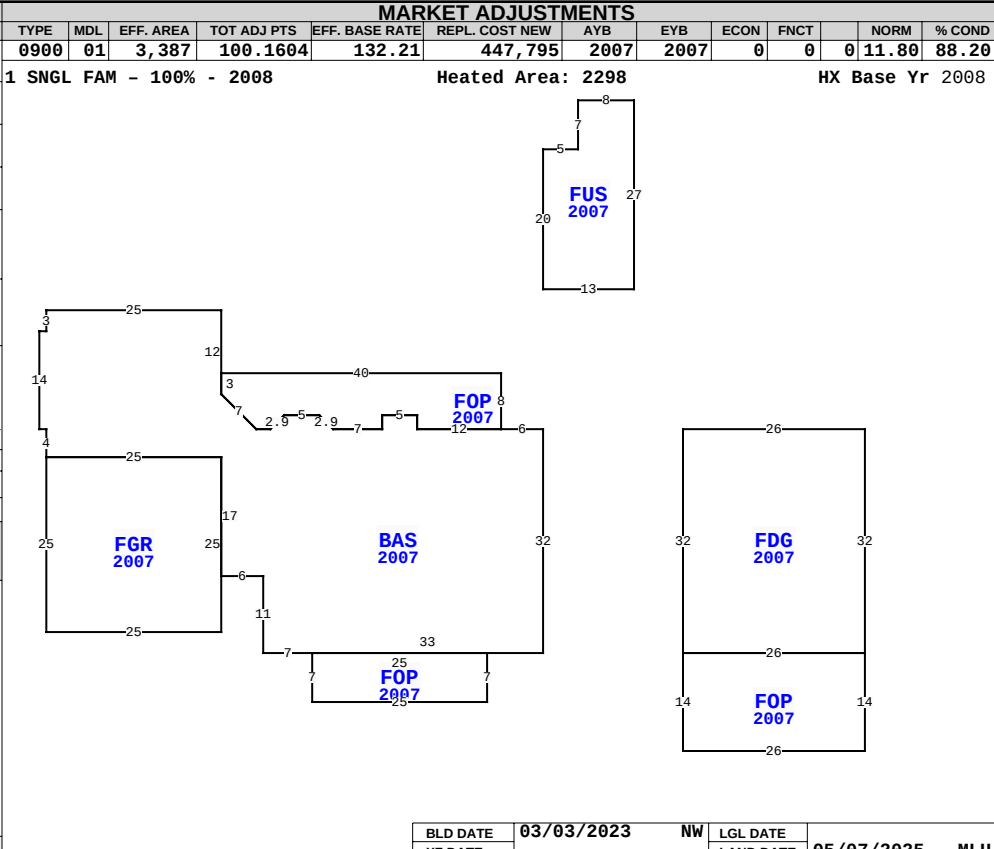
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,982	100	2007	1,982	231,119
FDG	832	60	2007	499	58,188
FGR	625	55	2007	344	40,113
FOP	175	30	2007	52	6,064
FOP	284	30	2007	85	9,912
FOP	364	30	2007	109	12,711
FUS	316	100	2007	316	36,848
TOTALS	4,578			3,387	394,955

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0825	BRICK	0	100	0	0	21.00	SF	12.50
3	0812	CONCRETE C	0	100	0	0	1,187.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	2.50



27120 PAWNEE TRL, HILLIARD	BLD DATE 03/03/2023	NW	LGL DATE 05/07/2025	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		394,955	
TOTAL MARKET OB/XF VALUE		7,533	
TOTAL LAND VALUE - MARKET		87,500	
TOTAL MARKET VALUE		489,988	
SOH/AGL Deduction		261,155	
ASSESSED VALUE		228,833	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		178,111	
TOTAL JUST VALUE		489,988	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,600	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19757	ELEC OTHER	1,000	08/01/2007
B20200	ADDITION	51,480	07/01/2007
R10552	REPAIR/RRF	1,900	07/01/2007
M12869	MECH OTHER	0	04/01/2007
P12287	OTHER	0	04/01/2007
C19637	CO ISSUED	0	03/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1523/0257	9/05/2007	QC	Q	V	06	100	
GRANTOR: KIRKMAN TIM							
GRANTEE: KIRKMAN TIM & TINA							
1423/1186	6/27/2006	WD	Q	V		40,000	
GRANTOR: HODGES WAYNE & DANIEL							
GRANTEE: KIRKMAN TIM							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2007] W6 FOP=[YR=2007] N8 W40 S3 D5 R5 E2 U2 R2 E5 D2 R2 E7 N2 E5 S2 E12\$ W12 N2 W5 S2 W7 L2 U2 W5 L2 D2 W2 L5 U5 N12 W25 S3 W1 S14 E1 S4 FGR=[YR=2007] S25 E25 N25 W25\$ E25 S17 E6 S11 E7 FOP=[YR=2007] S7 E25 N7 W25\$ E33 N32\$ PTR=N20 FUS=[YR=2007] N20 E5 N7 E8 S27 W13\$ S20\$ PTR=E20 FDG=[YR=2007] E26 S32 FOP=[YR=2007] S14 W26 N14 E26\$ W26 N32\$ W20\$.									