PT OF SE1/4 OF SW1/4 OF
SEC 26-4N-23E IN OR 2208/1475
(EX ESMT IN OR 1337/1651)

KIRKMAN TINA M/STRICKLAND BRITTANY
27041 PAWNEE TRL
HILLIARD, FL 32046

2025

26-4N-23-0000-0001-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

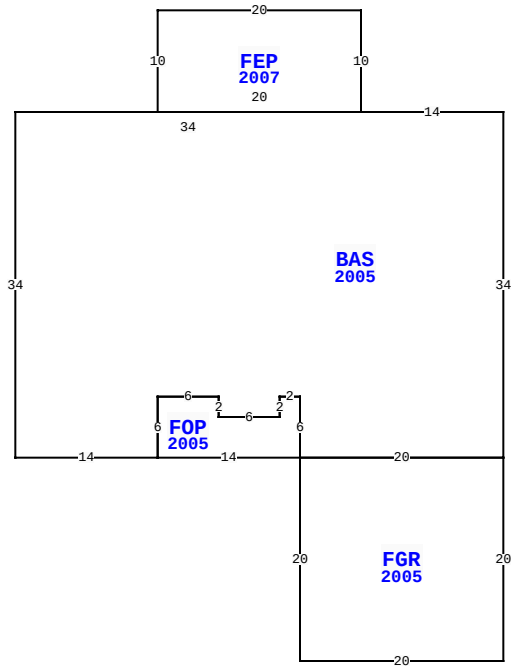
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,560	100	2005	1,560	172,158
FEP	200	80	2007	160	17,657
FGR	400	55	2005	220	24,279
FOP	72	30	2005	22	2,428
TOTALS	2,232			1,962	216,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,962	122.2795	122.28	239,913	2005	2005	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1560 HX Base Yr 2019



27041 PAWNEE TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,521
TOTAL MARKET OB/XF VALUE		4,808
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		308,829
SOH/AGL Deduction		128,447
ASSESSED VALUE		180,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,660
TOTAL JUST VALUE		308,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17368	ADDITION	13,500	10/31/2006
B15548	NEW CONSTR	120,600	01/23/2006
M10527	MECH OTHER	0	10/01/2005
P09807	OTHER	0	08/01/2005
E15338	ELEC OTHER	3,500	07/01/2005
R07863	REPAIR/RRF	5,200	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/1475	7/06/2018	WD	Q	I	01	165,000
GRANTOR: SUGGS VALERIE A ET AL						
GRANTEE: KIRKMAN TINA M & BR						
2126/1250	6/12/2017	FJ	U	I	11	100
GRANTOR: HAUBER BARBARA L EST						
GRANTEE: HAUBER-HAND TERRI,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FEP=[YR=2007] N10 W20 S10 E20 $ W34 S34 E14 FOP=[YR=2005] E14 FGR=[YR=2005] S20 E20 N20 W20 $ N6 W2 S2 W6 N2 W6 S6 $ N6 E6 S2 E6 N2 E2 S6 E20 N34 $.

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	0812	CONCRETE C	0	100	0	0	1,431.00	SF	4.00	4.00	100	2005	2005	3	84	4,808	

LAND DESCRIPTION

TOTAL OB/XF 4,808

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	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS