PT OF SE1/4 OF SW1/4 OF
SEC 26-4N-23E IN OR 1609/1681

KIRKMAN TIM
27120 PAWNEE TRAIL
HILLIARD, FL 32046

2025

26-4N-23-0000-0001-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

27162 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	0
TOTAL MARKET OB/XF VALUE	40,392
TOTAL LAND VALUE - MARKET	87,500
TOTAL MARKET VALUE	127,892
SOH/AGL Deduction	49,721
ASSESSED VALUE	78,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,171
TOTAL JUST VALUE	127,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013045	40X68 QUONSET	87,312	10/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1609/1681	3/12/2009	WD	U	V	11	100
GRANTOR: BARLANTI ROBERT A & K						
GRANTEE: KIRKMAN TIM						
1433/1911	8/02/2006	WD	Q	V		25,000
GRANTOR: HODGES BAILEY W & DAN						
GRANTEE: BARLANTI ROBERT A &						

BUILDING NOTES

BUILDING DIMENSIONS

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	2701	QUONSET GD	0	0	68	40	2,720.00	SF	15.00	15.00	100	2024	2023		99	40,392	

LAND DESCRIPTION

TOTAL OB/XF 40,392

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

REVIEW DATE 01/05/2024 BY WW Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS