

PT OF SE1/4 OF SW1/4 OF
SEC 26-4N-23E
ESMT OR 2223/1727

PARNELL JEAN/
27165 PAWNEE TRL
HILLIARD, FL 32046

2025

26-4N-23-0000-0001-0410



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																						
Exterior Wall	31	HARDIE BRD 90	0900	01	2,295	99.1368	130.86	300,324	2019	2019	0	0	0	2.05	97.95	VALUATION BY STANDARD																																					
Exterior Wall	16	WD FR STUC 10	1 SNGL FAM - 100% - 2025													Heated Area: 1953													HX Base Yr																								
Roof Structur	08	IRREGULAR 100																VALUATION SUMMARY																																			
Roof Cover	03	COMP SHNGL 100																Tax Group: 4													Tax Dist:																						
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE													294,167																						
Interior Floo	13	LVT/LAMNT 70																TOTAL MARKET OB/XF VALUE													6,356																						
Interior Floo	14	CARPET 30																TOTAL LAND VALUE - MARKET													87,500																						
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE													388,023																						
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction													0																						
Bedrooms	04	WOOD FRAME 100																ASSESSED VALUE													388,023																						
Bathrooms	04	4 100																TOTAL EXEMPTION VALUE													13 388,023																						
Bathrooms	04	2 100																BASE TAXABLE VALUE													0																						
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE													388,023																																					
Stories	0	0 100	NCON VALUE													0																																					
Units	0	0 100	INCOME VALUE																																																		
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													361,409																																					
Quality			01	Quality Level 01																																																	
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	1,953	100	2019	1,953	250,331																																																
FCP	528	25	2019	132	16,920																																																
FGR	198	55	2019	109	13,972																																																
FOP	133	30	2019	40	5,127																																																
FOP	204	30	2019	61	7,818																																																
TOTALS	3,016			2,295	294,167																																																
EXTRA FEATURES						27165 PAWNEE TRL, HILLIARD												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												05/07/2025 MLU											
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																																				
1	0810	CONCRETE A	0	100	0	0	464.00	SF	6.50	6.50	100	2019	2019	3	97	2,926																																					
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430																																					
TOTAL OB/XF																		6,356																																			
LAND DESCRIPTION																		TOTAL OB/XF													6,356																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500																																				
REVIEW DATE 07/31/2019 BY TW Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS																																																					