PT GOVT LOT 1 OF SEC 27-2N-23E
IN OR 925/1603
{HMST14889AGA & HMST14889BGA}

HUNTER CHRISTOPHER & DANA M
20178 JAGUAR DRIVE
HILLIARD, FL 32046

2025

27-2N-23-0000-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

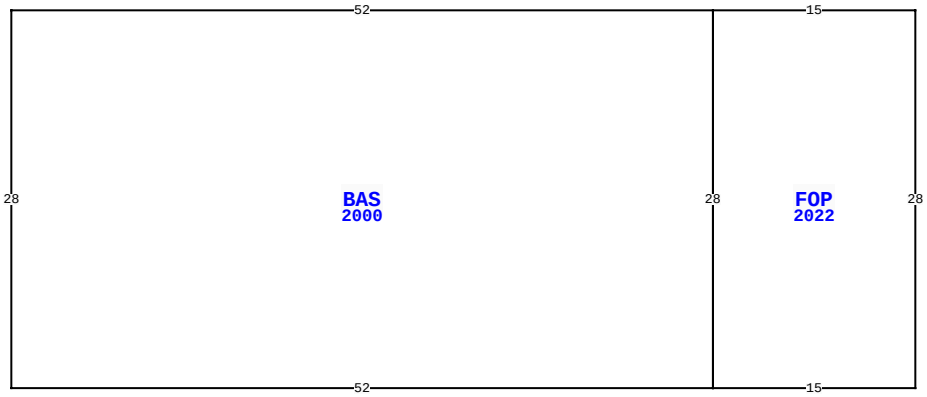
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,456	100	2000	1,456	64,256
FOP	420	30	2022	126	5,561
TOTALS	1,876			1,582	69,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,582	118.0000	100.30	158,675	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2001 Heated Area: 1456 HX Base Yr 2001



20178 JAGUAR DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		69,817
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		117,722
SOH/AGL Deduction		60,910
ASSESSED VALUE		56,812
TOTAL EXEMPTION VALUE	HX HB	31,812
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH0030	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0925/1603	3/27/2000	WD	Q	V	01	100

GRANTOR: HUNTER WARREN & DEBOR

GRANTEE: HUNTER CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W52 S28 E52 N28 $
FOP=[YR=2022;ORIG=0,0] E15 S28 W15 N28 $
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS