PT OF THE W1/2 OF SW1/4
OF SEC 27-4N-23E IN OR 2697/829

KOUSHAKJY SASHA & ABUDE
45089 WEAVER CIRCLE
CALLAHAN, FL 32011

2025

27-4N-23-0000-0009-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

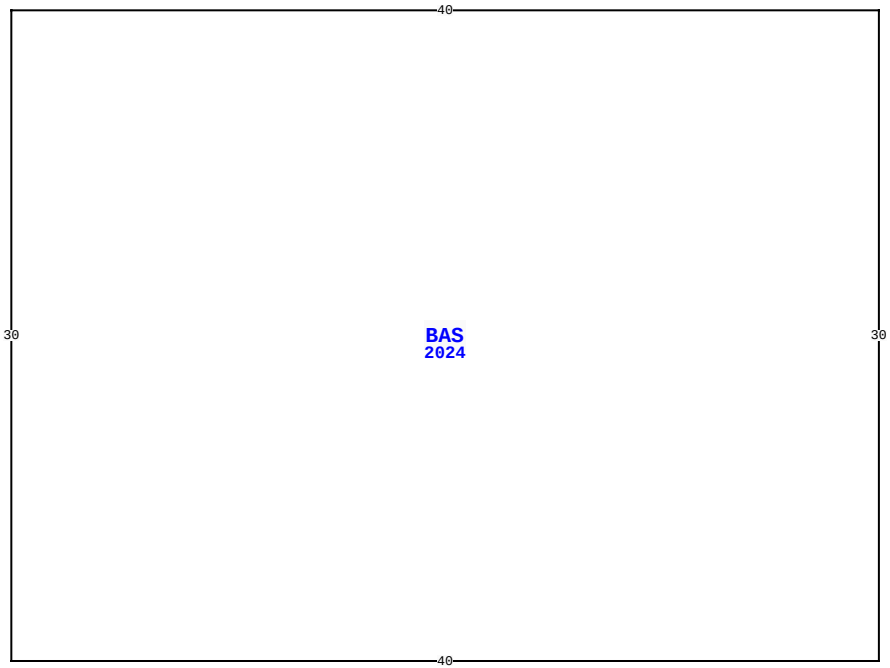
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	26,789
TOTALS	1,200			1,200	26,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2024	2024	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2025 Heated Area: 1200 HX Base Yr



18018 PAYTON GRV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,789
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,300
TOTAL MARKET VALUE	117,089
SOH/AGL Deduction	7,189
ASSESSED VALUE	109,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,900
TOTAL JUST VALUE	117,089
NCON VALUE	26,789
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009428	NSFR T-2394 H-165	297,237	08/13/2024
B240007696		77,028	06/28/2024
B240004172	DEMOLITION TO WOO	1,000	04/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/829	11/20/2023	WD	U	V	11	100
GRANTOR: PAYTON MICHAEL & REBE						
GRANTEE: KOUSHAKJY SASHA & A						
2628/423	3/30/2023	WD	Q	I	03	290,000
GRANTOR: ABERNETHY MARK A JR &						
GRANTEE: PAYTON MICHAEL EDWI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S30 W40 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR	0.00	0.00	3.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,300							

REVIEW DATE 06/11/2025 BY WW Total Acres: 3.01 Total Land Value: 90,300 Market: 0 Agricultural: 0 Common: 90,300 PRINTED 07/30/2025 BY SYS