LOT 61
IN OR 1008/1842 (EX S-1)
1996 FTWD DW/MH

BROWN KAREN
26114 KARNCHAPKING DR
HILLIARD, FL 32046

2025

30-3N-24-2020-0061-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

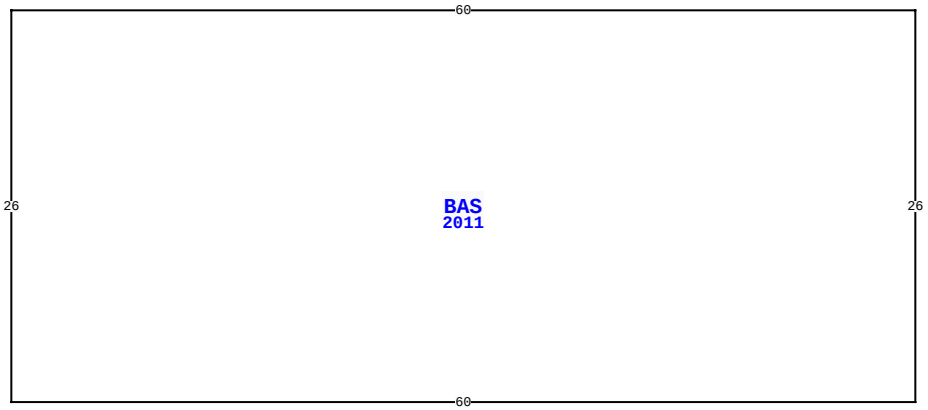
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2011	1,560	82,395
TOTALS	1,560			1,560	82,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	135.0800	114.82	179,119	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2002 Heated Area: 1560 HX Base Yr 2002



26114 KARNCHAPKING DR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,395
TOTAL MARKET OB/XF VALUE		32,471
TOTAL LAND VALUE - MARKET		180,765
TOTAL MARKET VALUE		295,631
SOH/AGL Deduction		183,912
ASSESSED VALUE		111,719
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,997
TOTAL JUST VALUE		295,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1429353	ADDITION	39,039	09/01/2014
MH-5369	CO ISSUED	0	09/26/2011
E23781	CHNGE SRVC	0	09/01/2011
P14960	NEW CONSTR	0	09/01/2011
MH992584	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1008/1842	9/21/2001	WD	U	I	07	100
GRANTOR: PRICE TERRY D & NICOL						
GRANTEE: BROWN KAREN						
0945/0414	8/16/2000	QC	Q	I	06	100
GRANTOR: BROWN KAREN M						
GRANTEE: PRICE TERRY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S26 E60 N26 $.

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	0680	POLE SHED	0	100	0	0	1,216.00	SF	10.00	10.00	100	1970	1970	3	20	2,432	
2	0510	GARAGE WD-	0	100	30	11	330.00	SF	28.00	28.00	100	2000	2000	3	27	2,495	
3	0473	VF 3 RAIL	0	100	0	0	720.00	LF	7.50	7.50	100	2010	2010	3	76	4,104	
4	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	2014	2014	3	71	20,874	
5	0810	CONCRETE A	0	100	35	12	420.00	SF	6.50	6.50	100	2014	2014	3	94	2,566	

LAND DESCRIPTION

TOTAL OB/XF 32,471

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	9.27	AC		1.00	1.00	1.00	19,500.00	19,500.00	180,765							

REVIEW DATE 08/30/2019 BY TWA Total Acres: 9.27 Total Land Value: 180,765 Market: 0 Agricultural: 0 Common: 180,765 PRINTED 07/30/2025 BY SYS