PT OF LOT 31 IN OR 2660/1104
(EX ESMT IN OR 687/726)
CORNWALL SURVEY PBK O/31 OF

JABAUT EVELYN M L/E/
27105 FLAGSTAFF LOOP
HILLIARD, FL 32046

2025

35-4N-23-2020-0031-0010

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 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

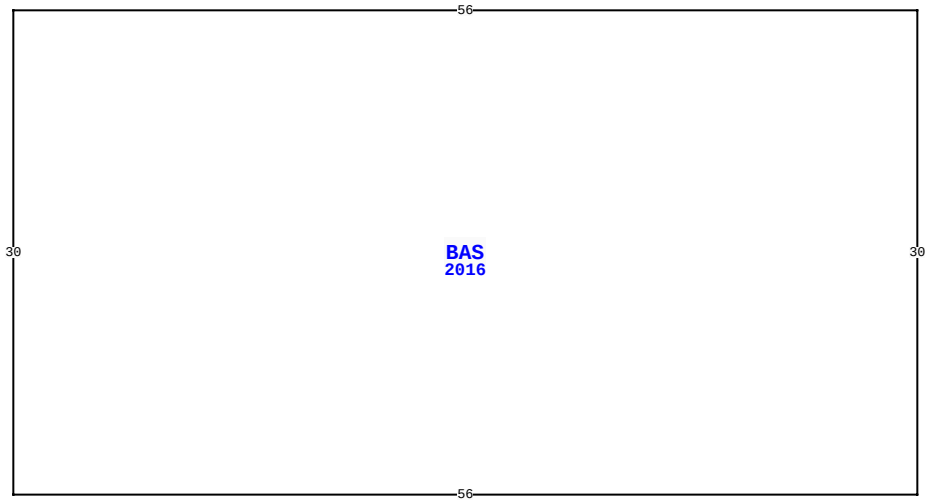
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2016	1,680	153,861
TOTALS	1,680			1,680	153,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,680	106.0000	95.40	160,272	2015	2015	0	0	0	4.00	96.00

1 SFR MODULR – 100% - 2016 Heated Area: 1680 HX Base Yr



27105 FLAGSTAFF LOOP, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,861
TOTAL MARKET OB/XF VALUE		3,432
TOTAL LAND VALUE - MARKET		82,350
TOTAL MARKET VALUE		239,643
SOH/AGL Deduction		40,240
ASSESSED VALUE		199,403
TOTAL EXEMPTION VALUE	13	199,403
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		239,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530043	CO ISSUED	0	03/26/2015
B1530043	MODULAR HM	0	02/27/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2660/1104	7/11/2023	LE	U	I	11	100
GRANTOR: JABAUT EVELYN M						
GRANTEE: JABAUT TIMOTHY M &						
1945/1227	10/31/2014	WD	Q	V	01	25,000
GRANTOR: WILLIAMS CHARLES & DE						
GRANTEE: JABAUT MICHAEL & EV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S30 E56 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
1	0753	UEP	0	100	20	10	200.00	SF	22.00	22.00	100	2016	2016	3	78	3,432	

LAND DESCRIPTION

TOTAL OB/XF 3,432

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	0007	OR	0.00	0.00	1.83	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,350							

REVIEW DATE 07/30/2020 BY TWA Total Acres: 1.83 Total Land Value: 82,350 Market: 0 Agricultural: 0 Common: 82,350 PRINTED 07/30/2025 BY SYS