PT OF LOT 32 IN OR 2440/687
(EX ESMT IN OR 1541/517)
CORNWALL SURVEY PBK O/31 OF

CHAMBERLIN JEFFREY
27039 FLAGSTAFF LOOP
HILLIARD, FL 32097

2025

35-4N-23-2020-0032-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

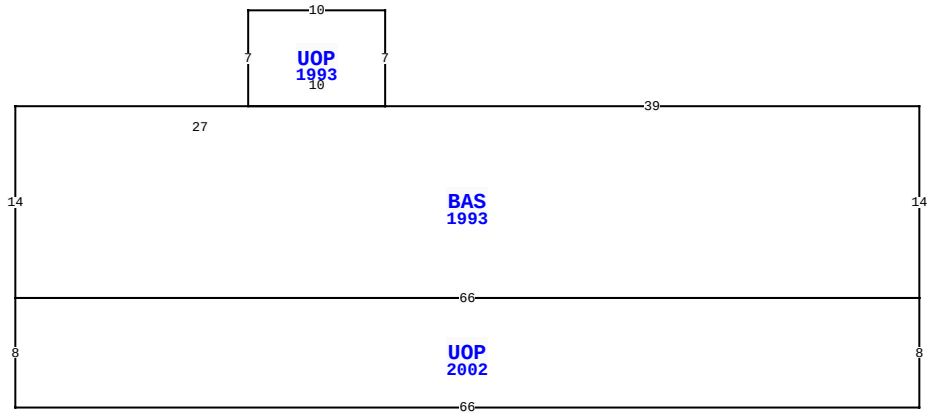
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	924	100	1993	924	41,845
UOP	70	25	1993	18	815
UOP	528	25	2002	132	5,978
TOTALS	1,522			1,074	48,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,074	97.6000	78.08	83,858	1987	2007	0	0	0	42.00	58.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



27039 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	48,638
TOTAL MARKET OB/XF VALUE	943
TOTAL LAND VALUE - MARKET	72,900
TOTAL MARKET VALUE	122,481
SOH/AGL Deduction	19,551
ASSESSED VALUE	102,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,930
TOTAL JUST VALUE	122,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/0687	3/02/2021	WD	Q	I	01	93,000
GRANTOR: GRIFFIN ALLEN LACY MI						
GRANTEE: CHAMBERLIN JEFFREY						
2144/0367	8/31/2017	WD	Q	I	01	60,000
GRANTOR: GARRIS DOUGLAS & MART						
GRANTEE: ALLEN LACY MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 UOP=[YR=1993] N7 W10 S7 E10$ W27 S14
UOP=[YR=2002] S8 E66 N8 W66$ E66 N14$.

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	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1994	1994	3	20	576	
2	0810	CONCRETE A	0	0	17	4	68.00	SF	6.50	6.50	100	2004	2004	3	83	367	

LAND DESCRIPTION

TOTAL OB/XF 943

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	0004	OR	0.00	0.00	1.62	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,900							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.62 Total Land Value: 72,900 Market: 0 Agricultural: 0 Common: 72,900 PRINTED 07/30/2025 BY SYS