PT LOT 34 IN OR 2608/869 &
IN ESMT IN OR 687/726
CORNWALL SURVEY PBK O/31 OF

KOVACS ANIKO/PAUL MICHAEL JOSEPH WALTER
27178 FLAGSTAFF LOOP
HILLIARD, FL 32046

2025

35-4N-23-2020-0034-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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	06	Quality Level 06

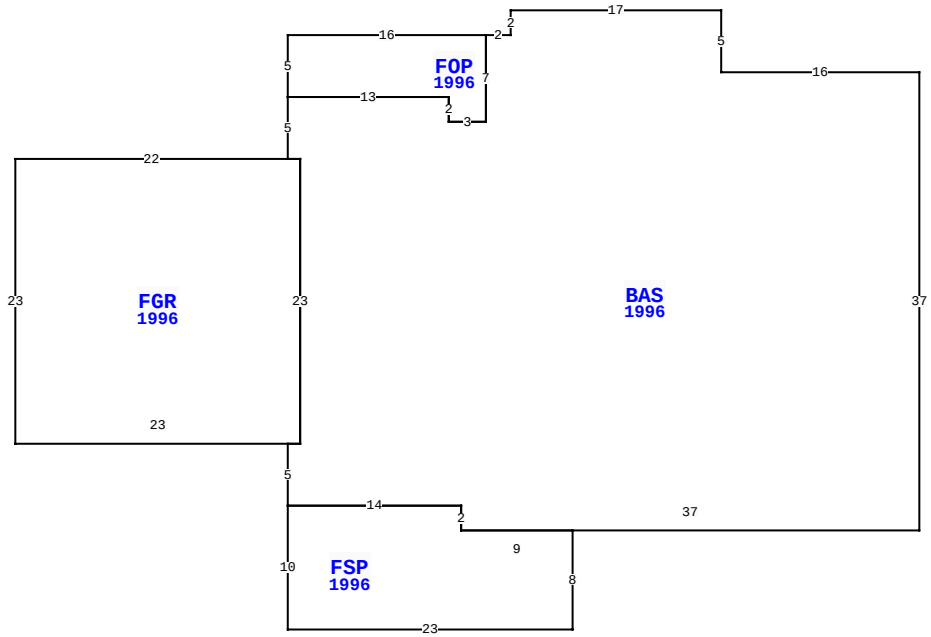
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	1996	1,889	199,427
FGR	529	55	1996	291	30,722
FOP	86	30	1996	26	2,745
FSP	212	40	1996	85	8,973
TOTALS	2,716			2,291	241,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,291	127.5764	127.58	292,286	1996	2001	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1889 HX Base Yr 2023



27178 FLAGSTAFF LOOP, 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		241,867
TOTAL MARKET OB/XF VALUE		6,241
TOTAL LAND VALUE - MARKET		121,500
TOTAL MARKET VALUE		369,608
SOH/AGL Deduction		20,290
ASSESSED VALUE		349,318
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		298,596
TOTAL JUST VALUE		369,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004058	REPAIR/RRF	12,350	05/22/2018
B9602813	NEW CONSTR	91,630	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0869	12/14/2022	WD	Q	I	01	365,000
GRANTOR: WHITE BRADLEY ALLEN						
GRANTEE: KOVACS ANIKO & MICH						
2608/0867	11/22/2022	QC	U	I	11	100
GRANTOR: WHITE LAURA MARIE						
GRANTEE: WHITE BRADLEY ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W16 N5 W17 S2 W2 FOP=[YR=1996] W16 S5 E13 S2 E3 N7 $ S7 W3 N2 W13 S5 FGR=[YR=1996] W22 S23 E23 N23 W1 $ E1 S23 W1 S5 FSP=[YR=1996] S10 E23 N8 W9 N2 W14$ E14 S2 E37 N37 $.

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	1996	1996	3	77	2,695	
2	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1995	1995	3	20	1,498	
3	0810	CONCRETE A	0	100	18	25	450.00	SF	6.50	6.50	100	1996	1996	3	70	2,048	

LAND DESCRIPTION

TOTAL OB/XF 6,241

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	4.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	121,500							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 4.05 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 07/30/2025 BY SYS