PT GOVT LOT 1 OF SEC 36-4N-23E
IN OR 2333/188

SHARP KELLI ELAINE & KYLE
27227 TROTTING HORSE TRL
HILLIARD, FL 32046

2025

36-4N-23-0000-0001-0010

BUILDING CHARACTERISTICS

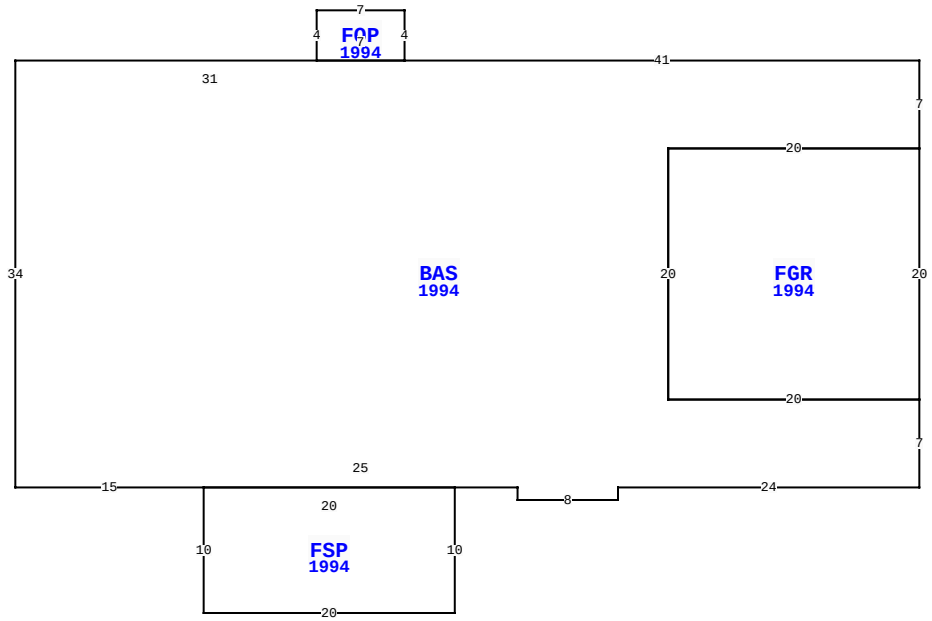
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,056	100	1994	2,056	211,986
FGR	400	55	1994	220	22,683
FOP	28	30	1994	8	825
FSP	200	40	1994	80	8,249
TOTALS	2,684			2,364	243,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,364	96.1380	126.90	299,992	1994	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2024 Heated Area: 2056 HX Base Yr 2024



27227 TROTTING HORSE TRL, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,744
TOTAL MARKET OB/XF VALUE		3,622
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		442,366
SOH/AGL Deduction		3,319
ASSESSED VALUE		439,047
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		388,325
TOTAL JUST VALUE		442,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005992	REPAIR/RRF	15,900	07/10/2020
93327	NEW CONSTR	86,439	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/0188	1/17/2020	WD	Q	I	01	200,000
GRANTOR: GEIGER DANIEL WESLEY						
GRANTEE: SHARP KELLI ELAINE						
2333/0167	8/28/2019	FJ	U	I	11	100
GRANTOR: GEIGER MELINDA SUE ES						
GRANTEE: AROWOOD DEANNA LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W41 FOP=[YR=1994] N4 W7 S4 E7 $ W31 S34 E15
FSP=[YR=1994] S10 E20 N10 W20 $ E25 S1 E8 N1 E24 N7
FGR=[YR=1994] N20 W20 S20 E20 $ W20 N20 E20 N7 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	1994	1994	3	66	2,142	

LAND DESCRIPTION

TOTAL OB/XF 3,622

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	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 08/09/2021 BY TWX Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS