LOT 5
IN OR 2331/1084
KARA ACRES UNR SUB

DIXON CHARLES
27061 KARA CIR
HILLIARD, FL 32046

2026

05-3N-24-2330-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

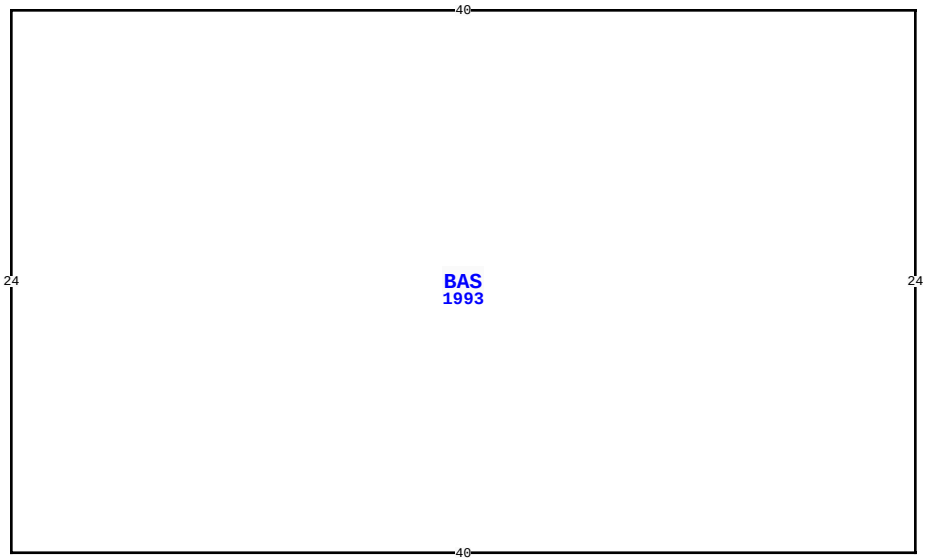
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	20,808
TOTALS	960			960	20,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	85.0000	72.25	69,360	1971	1971	0	0	0	70.00	30.00

1 M/H 93- 100% - 2021 Heated Area: 960 HX Base Yr 2021



27061 KARA CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		20,808
TOTAL MARKET OB/XF VALUE		6,682
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		48,490
SOH/AGL Deduction		9,928
ASSESSED VALUE		38,562
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		8,562
TOTAL JUST VALUE		48,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/1084	3/05/2019	QC	U	I	11	4,700
GRANTOR: CREWS UNA						
GRANTEE: DIXON CHARLES						
1300/0999	3/08/2005	QC	U	I	10	14,000
GRANTOR: SCHEELE WALTER M & EL						
GRANTEE: CREWS UNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24$.

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
2	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1980	1980	3	29	6,682	

LAND DESCRIPTION

TOTAL OB/XF 6,682

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	21,000.00	21,000.00	21,000							

REVIEW DATE 04/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 07/09/2026 BY SYS