LOT 6
IN OR 617/88 R433765
KARA ACRES UNR SUB

CREWS SHERRY
PO BOX 1354
HILLIARD, FL 32046-1354

2026

05-3N-24-2330-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

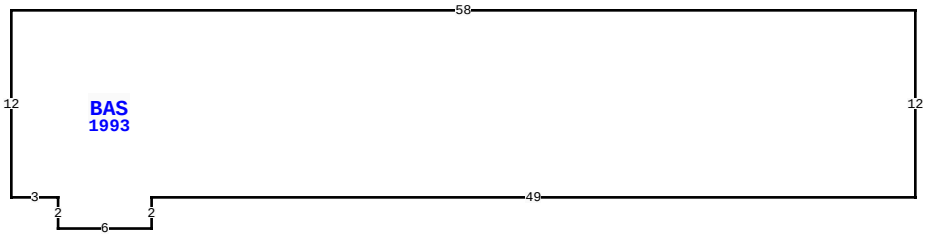
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	708	100	1993	708	15,165
TOTALS	708			708	15,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	708	84.0000	71.40	50,551	1973	1973	0	0	0	70.00	30.00

1 M/H 93- 100% - 2006 Heated Area: 708 HX Base Yr 2006



27083 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		15,165
TOTAL MARKET OB/XF VALUE		8,770
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		44,935
SOH/AGL Deduction		23,141
ASSESSED VALUE		21,794
TOTAL EXEMPTION VALUE	HX HB WX	21,794
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		44,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008260	CARPORT	22,859	08/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0745/1839	12/07/1995	AD	U	I		8,000
GRANTOR: SCHEELE WALTER M & EL						
GRANTEE: CREWS LACY ADOLPH J						
0745/1836	12/07/1995	WD	Q	I	06	8,000
GRANTOR: CREWS LACY ADOLPH JR						
GRANTEE: SCHEELE WALTER M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S12 E3 S2 E6 N2 E49 N12$.

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	0681	POLE SHED	0	100	58	12	696.00	SF	15.00	15.00	100	2019	2019	3	84	8,770	

LAND DESCRIPTION

TOTAL OB/XF 8,770

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