

LOTS 7 & 8 R497806
IN OR 510 PG 334
KARA ACRES UNR SUB

OLIVER ELOUISE
PO BOX 804
HILLIARD, FL 32046-0804

2026

05-3N-24-2330-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT		CD		05		AVERAGE 100		0820		MDL		02		1,064		116.0000		EFF. BASE RATE		98.60		REPL. COST NEW		104,910		1991		1991		ECON		0		FNCT		0		NORM		0 70.00		30.00	
Exterior Wall		03		GABLE/HIP 100		1		M/H 93-		100%		- 0		Heated Area: 1064		HX Base Yr 1989																											
Roof Cover		01		MINIMUM 100																																							
Interior Wall		05		DRYWALL 100																																							
Interior Floor		14		CARPET 100																																							
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																																							
BUD8 Adjustme		04		DIST 01 100																																							
Quality		03		Quality Level 03																																							
DOR CODE		0200		MOBILE HOME																																							
MAP NUM				MKT AREA																																							
NEIGHBORHOOD/LOC		9001.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,064		100		1993		1,064		31,473																																	
TOTALS		1,064						1,064		31,473																																	
EXTRA FEATURES										27103 KARA CIR, HILLIARD										BLD DATE										LGL DATE													
																				XF DATE										LAND DATE													
																				INC DATE										AG DATE													
L N	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																					