LOT 10
IN OR 2706/1990
KARA ACRES UNR SUB

MAZHNIKOV MARK/MAZHNIKOVA YELENA
27058 KARA CIR
HILLIARD, FL 32046

2026

05-3N-24-2330-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

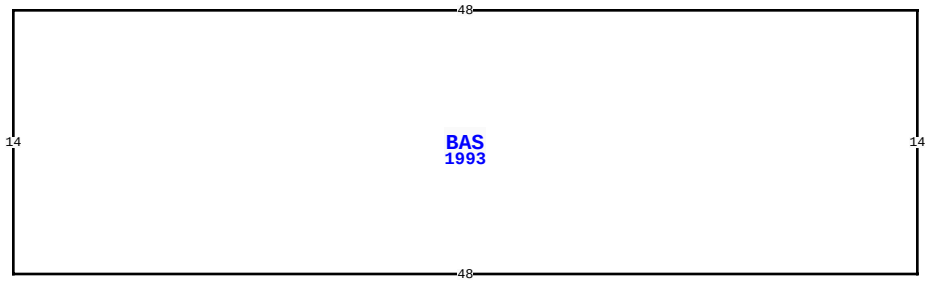
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	26,275
TOTALS	672			672	26,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	92.0000	78.20	52,550	1984	2004	0	0	0	50.00	50.00

1 M/H 93- 0% - 2025 Heated Area: 672 HX Base Yr



27058 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	26,275
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	47,275
SOH/AGL Deduction	0
ASSESSED VALUE	47,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,275
TOTAL JUST VALUE	47,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/1990	4/19/2024	WD	Q	I	01	53,000
GRANTOR: LAND KAREN E L/E						
GRANTEE: MAZHNIKOV MARK						
2697/1188	1/30/2024	QC	U	I	11	100
GRANTOR: LAND KAREN E						
GRANTEE: HENDERSON PAULETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S14 E48 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2025 BY WWA Total Acres: 0.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 07/09/2026 BY SYS