LOT 16
PT OR 2754/1361
KARA ACRES UNR

HIXON STEPHEN W & MARGARET J
27332 KARA CIR N
HILLIARD, FL 32046

2026

05-3N-24-2330-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Quality	03	Quality Level 03

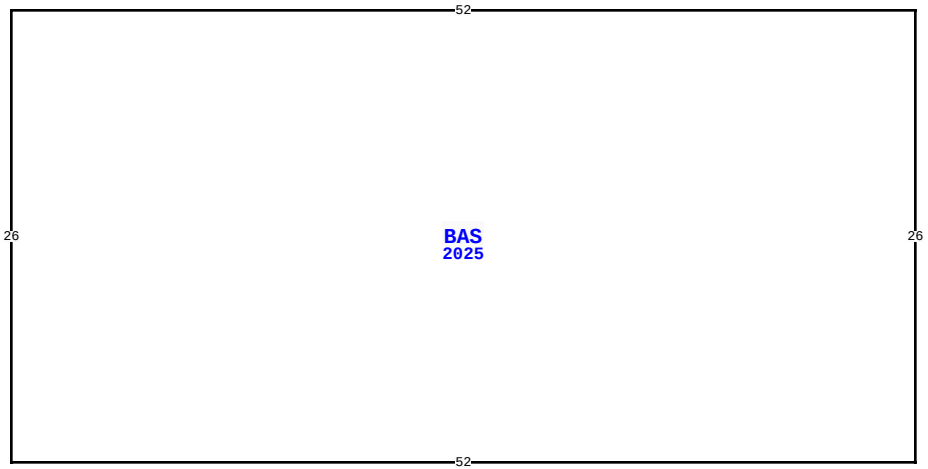
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2025	1,352	56,070
TOTALS	1,352			1,352	56,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	1,352	115.2000	103.68	140,175	2001	2001	0	0	40	56.00	40.00

1 M/H 94+ 100% - 2025 Heated Area: 1352 HX Base Yr 2025



27332 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		56,070
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		77,070
SOH/AGL Deduction		2,145
ASSESSED VALUE		74,925
TOTAL EXEMPTION VALUE	HX HB	49,925
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		77,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4742	MH MOVE-ON	0	05/02/2006
E16859	ELEC OTHER	0	03/01/2006
P10808	OTHER	0	03/01/2006
6274	REPAIR/RRF	0	10/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1361	12/05/2024	WD	U	I	11	100
GRANTOR: GURR ETHEL R						
GRANTEE: HIXON STEPHEN W & M						
1319/1993	5/25/2005	WD	U	I	11	30,000
GRANTOR: JANDY INC						
GRANTEE: GURR ETHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] S26 E52 N26 W52 $
.

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	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 02/07/2025 BY WWA Total Acres: 0.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 07/09/2026 BY SYS