LOT 17
PT OR 2754/1361
KARA ACRES UNR SUB

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

2026

05-3N-24-2330-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

27260 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	0
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	27,500
SOH/AGL Deduction	0
ASSESSED VALUE	27,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,500
TOTAL JUST VALUE	27,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 R						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
2	0572	JUNK MH	0	0	0	0	1.00	UT	500.00	500.00	100	1976	1976	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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 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