LOTS 29 & 30
IN OR 1998/1355
1972 WINC SW/MH

LITTLE GORGEOUS PROPERTIES INC
2235 OLD FERRY RD
GREEN COVE SPRINGS, FL 32043

2026

05-3N-24-2330-0029-0000

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	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

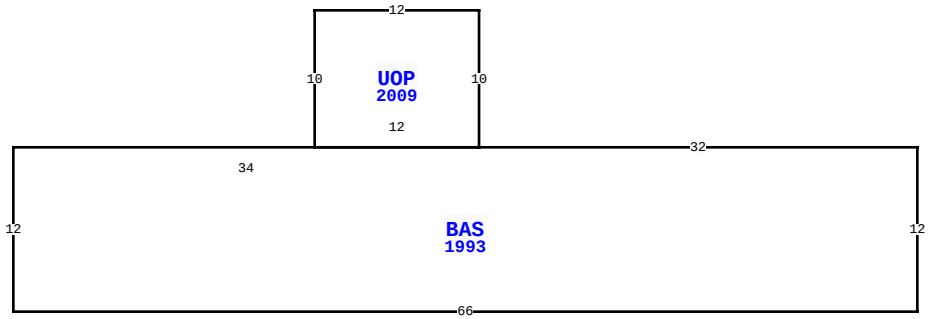
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1993	792	19,590
UOP	120	25	2009	30	742
TOTALS	912			822	20,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	822	97.0000	82.45	67,774	1972	1972	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 792 HX Base Yr



27301 KARA CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,332
TOTAL MARKET OB/XF VALUE	83
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	62,415
SOH/AGL Deduction	7,529
ASSESSED VALUE	54,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,886
TOTAL JUST VALUE	62,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1998/1355	8/24/2015	WD	Q	I	01	36,000
GRANTOR: GILBERT STEVE W & ELI						
GRANTEE: LITTLE GORGEOUS PRO						
1666/1984	3/11/2010	WD	U	I	11	30,000
GRANTOR: MOONEYHAM WALTER						
GRANTEE: GILBERT STEVE W & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UOP=[YR=2009] N10 W12 S10 E12 $ W34 S12 E66 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	1242	WD DECK A	0	0	8	8	64.00	SF	6.50	6.50	100	1999	1999	3	20	83	

LAND DESCRIPTION

TOTAL OB/XF 83

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	0006	RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	21,000.00	21,000.00	42,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS