PT OF SE1/4 OF SW1/4 OF
SEC 26-4N-23E
ESMT OR 2223/1727

PARNELL JEAN/
27165 PAWNEE TRL
HILLIARD, FL 32046

2026

26-4N-23-0000-0001-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

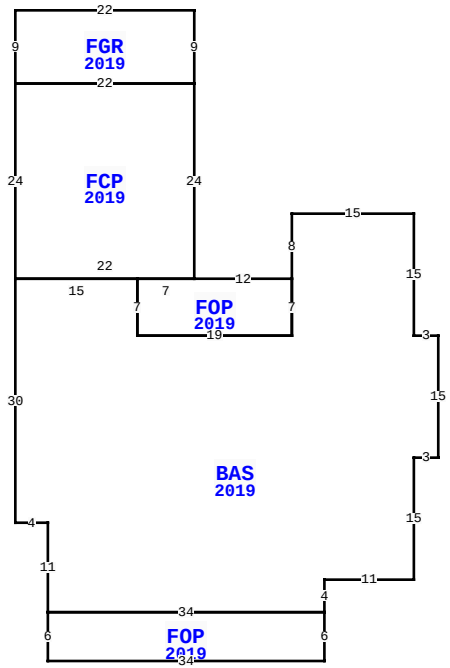
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	2019	1,953	262,260
FCP	528	25	2019	132	17,726
FGR	198	55	2019	109	14,637
FOP	133	30	2019	40	5,371
FOP	204	30	2019	61	8,192
TOTALS	3,016			2,295	308,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,295	99.1368	137.80	316,251	2019	2019	0	0	0	2.55	97.45

1 SNGL FAM 100% - 2025 Heated Area: 1953 HX Base Yr



27165 PAWNEE TRL, 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		308,187
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,617
SOH/AGL Deduction		0
ASSESSED VALUE		396,617
TOTAL EXEMPTION VALUE	13	396,617
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		396,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009721	CO ISSUED	0	09/16/2019
18000256	NEW CONSTR	255,754	01/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	6/11/2021	CN	Q	I	02	395,000
GRANTOR: DICKEY TYLER & SHANNO						
GRANTEE: PARNELL JEAN						
2154/0258	10/24/2017	WD	Q	V	01	33,800
GRANTOR: BARLANTI ROBERT A & K						
GRANTEE: DICKEY TYLER & SHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W3 N15 W15 S8 FOP=[YR=2019] W12 FCP=[YR=2019] N24 FGR=[YR=2019] N9 W22 S9 E22$ W22 S24 E22$ W7 S7 E19 N7$ S7 W19 N7 W15 S30 E4 S11 FOP=[YR=2019] S6 E34 N6 W34$ E34 N4 E11 N15 E3 N15$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	34,000.00	34,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS