PT OF SE1/4 OF NW1/4
IN OR 725 PG 1585 R672301

PECK KEVIN D
19971 JAGUAR DRIVE
HILLIARD, FL 32046-5413

2026

27-2N-23-0000-0005-0050

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

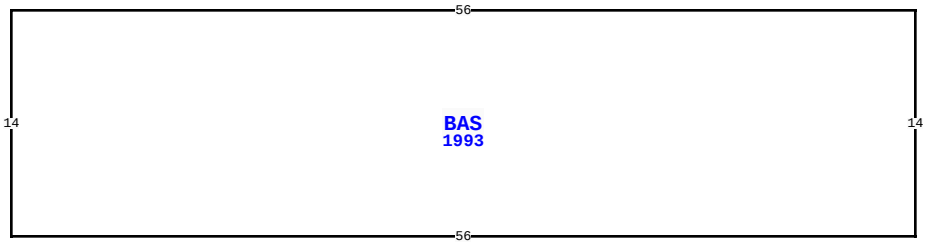
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	18,033
TOTALS	784			784	18,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	90.2000	76.67	60,109	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 1996 Heated Area: 784 HX Base Yr 1996



19971 JAGUAR DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		18,033
TOTAL MARKET OB/XF VALUE		7,258
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		137,291
SOH/AGL Deduction		86,425
ASSESSED VALUE		50,866
TOTAL EXEMPTION VALUE	HX HB	25,866
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0725/1585	3/16/1995	WD	U	V	07	100
GRANTOR: LEE TROY & KATHLEEN						
GRANTEE: PECK KEVIN D						
0720/0450	12/16/1994	WD	Q	V		20,000
GRANTOR: LEE TROY D						
GRANTEE: PECK KEVIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 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
1	0510	GARAGE WD-	0	100	12	24	288.00	SF	35.00	35.00	100	1995	1995	3	20	2,016	
2	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	2010	2010	3	52	5,242	

LAND DESCRIPTION

TOTAL OB/XF 7,258

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	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	112,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS