LOT 34 (EX S-1)
IN OR 2040/1345
ESMT OR 665/1708

NELSON VICKY LYN
27404 FLAGSTAFF LOOP
HILLIARD, FL 32046

2026

35-4N-23-2020-0034-0000

BUILDING CHARACTERISTICS

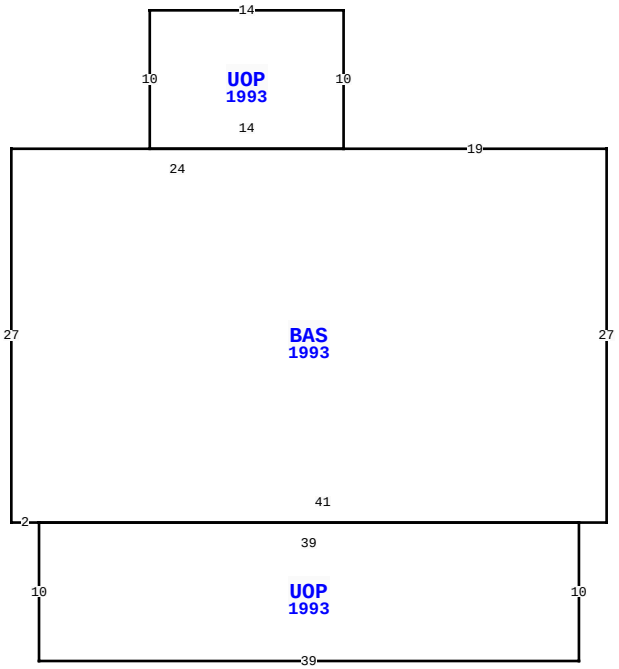
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,161	100	1993	1,161	93,936
UOP	140	20	1993	28	2,266
UOP	390	20	1993	78	6,311
TOTALS	1,691			1,267	102,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	114.9200	120.67	152,889	1946	1976	0	0	0	32.95	67.05

1 SINGLE FAM 0% - 0 Heated Area: 1161 HX Base Yr



27404 FLAGSTAFF LOOP, 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	102,512
TOTAL MARKET OB/XF VALUE	12,710
TOTAL LAND VALUE - MARKET	124,950
TOTAL MARKET VALUE	240,172
SOH/AGL Deduction	34,699
ASSESSED VALUE	205,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,473
TOTAL JUST VALUE	240,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00	HOUSEMVING	43,670	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1345	3/11/2016	QC	U	I	11	100
GRANTOR: MUSGROVE FREEMAN GEOR						
GRANTEE: NELSON VICKY LYN						
0665/1707	8/31/1992	WD	U	V	08	9,100
GRANTOR: BELL JOHN & GRACE						
GRANTEE: MUSGROVE FREEMAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UOP=[YR=1993] N10 W14 S10 E14$ W24 S27 E2
UOP=[YR=1993] S10 E39 N10 W39$ E41 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
2	0681	POLE SHED	0	0	16	24	384.00	SF	15.00	15.00	100	1990	1990	3	20	1,152	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
4	0681	POLE SHED	0	0	26	16	416.00	SF	15.00	15.00	100	2000	2000	3	26	1,622	
5	0680	POLE SHED	0	0	28	26	728.00	SF	10.00	10.00	100	2026	2020		87	6,334	

LAND DESCRIPTION

TOTAL OB/XF 12,710

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	0007	OR	0.00	0.00	5.95	AC		1.00	1.00	1.00	21,000.00	21,000.00	124,950							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.95 Total Land Value: 124,950 Market: 0 Agricultural: 0 Common: 124,950 PRINTED 07/09/2026 BY SYS