

PT LOT 34 IN OR 2608/869 &
IN ESMT IN OR 687/726
CORNWALL SURVEY PBK 0/31 OF

KOVACS ANIKO/PAUL MICHAEL JOSEPH WALTER
27178 FLAGSTAFF LOOP
HILLIARD, FL 32046

2026

35-4N-23-2020-0034-0010



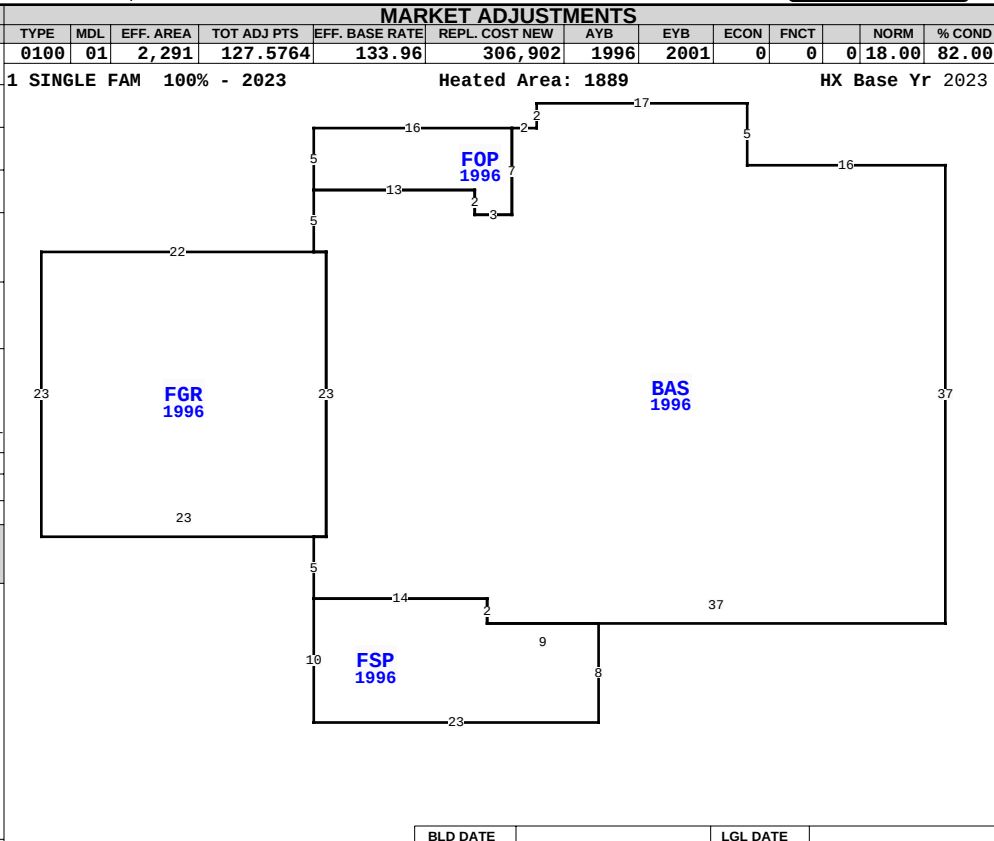
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,889	100	1996	1,889	207,501
FGR	529	55	1996	291	31,965
FOP	86	30	1996	26	2,856
FSP	212	40	1996	85	9,337
TOTALS	2,716			2,291	251,660

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	4.05



27178 FLAGSTAFF LOOP, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	251,660		
TOTAL MARKET OB/XF VALUE	4,158		
TOTAL LAND VALUE - MARKET	113,400		
TOTAL MARKET VALUE	369,218		
SOH/AGL Deduction	10,468		
ASSESSED VALUE	358,750		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	307,339		
TOTAL JUST VALUE	369,218		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	369,608		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004058	REPAIR/RRF	12,350	05/22/2018
B9602813	NEW CONSTR	91,630	01/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2608/0869	12/14/2022	WD Q	I	01	
GRANTOR: WHITE BRADLEY ALLEN					
GRANTEE: KOVACS ANIKO & MICH					
2608/0867	11/22/2022	QC U	I	11	
GRANTOR: WHITE LAURA MARIE					
GRANTEE: WHITE BRADLEY ALLEN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W16 N5 W17 S2 W2 FOP=[YR=1996] W16 S5 E13 S2 E3 N7 \$ S7 W3 N2 W13 S5 FGR=[YR=1996] W22 S23 E23 N23 W1 \$ E1 S23 W1 S5 FSP=[YR=1996] S10 E23 N8 W9 N2 W14\$ E14 S2 E37 N37 \$.									