PT OF NW1/4 OF SW1/4
IN OR 2089/740
2005 KING DWMH

BEER VIRGINIA R
3883 COUNTY ROAD 108
HILLIARD, FL 32046

2023

02-2N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

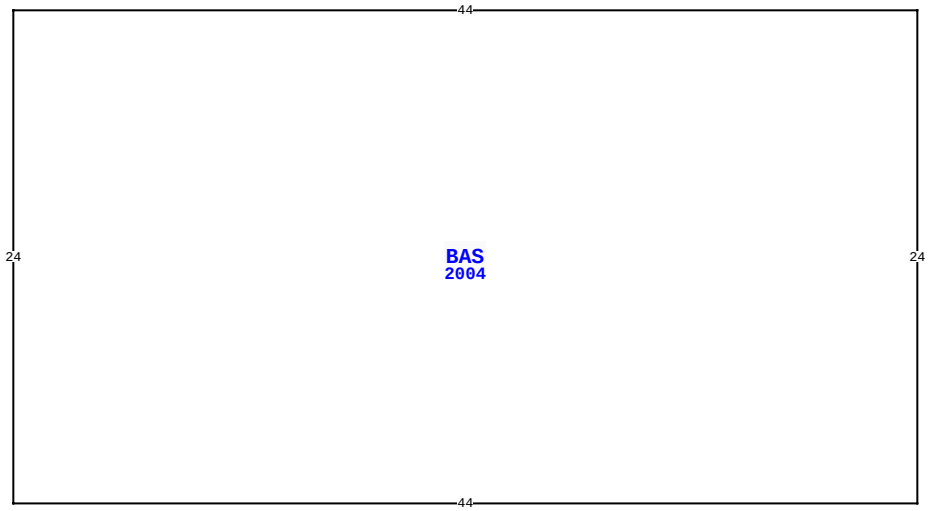
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	48,681
TOTALS	1,056		1,056	48,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	117.6000	82.32	86,930	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2005 Heated Area: 1056 HX Base Yr 2005



3883 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,681
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		126,796
SOH/AGL Deduction		66,405
ASSESSED VALUE		60,391
TOTAL EXEMPTION VALUE	HX HB WX	40,391
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		126,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044451	MH MOVE-ON	0	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2089/0740	12/10/2016	QC	U	I	11	100
GRANTOR: BEER VIRGINIA R						
GRANTEE: BEER VIRGINIA R						
1232/1601	5/24/2004	WD	Q	V		36,000
GRANTOR: TAYLOR DANESE E						
GRANTEE: BEER MICHAEL A & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W44 S24 E44 N24$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS