LOT 7
IN OR 1651/525
R673512 & R673513

EVERLY ROBERT & ANGELA/
4478 CR 108
HILLIARD, FL 32046

2023

02-2N-23-015B-0007-0000

BUILDING CHARACTERISTICS

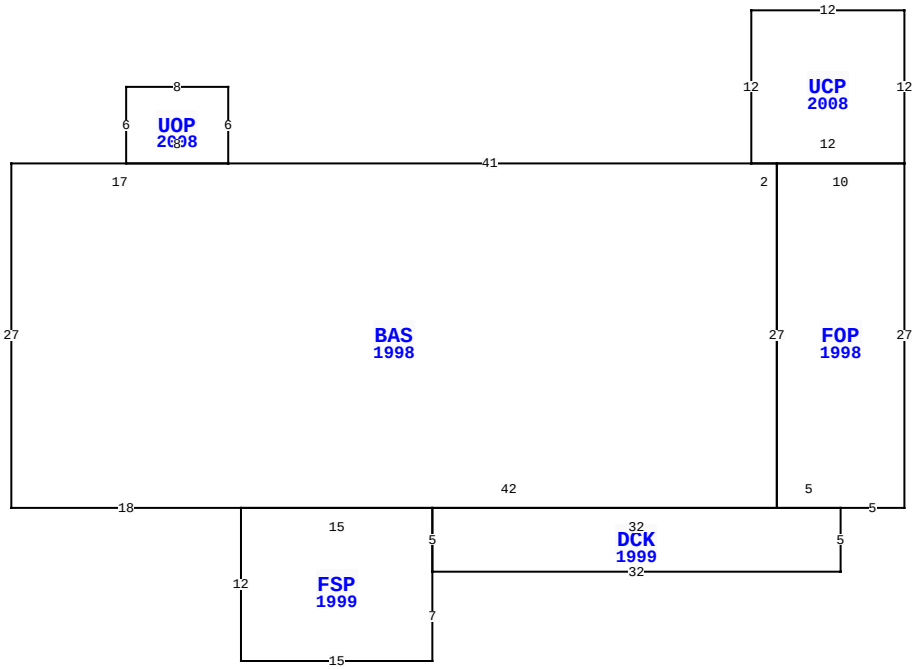
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,620	100	1,620	75,687
DCK	160	15	24	1,121
FOP	270	30	81	3,784
FSP	180	60	108	5,046
UCP	144	20	29	1,355
UOP	48	25	12	561
TOTALS	2,422		1,874	87,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,874	123.6000	86.52	162,138	1998	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2009 Heated Area: 1620 HX Base Yr 2009



4478 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		87,555
TOTAL MARKET OB/XF VALUE		8,089
TOTAL LAND VALUE - MARKET		88,750
TOTAL MARKET VALUE		184,394
SOH/AGL Deduction		102,866
ASSESSED VALUE		81,528
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,528
TOTAL JUST VALUE		184,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982093	MH MOVE-ON	0	03/01/1998
B984672	XFOB	5,000	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1651/0525	12/04/2009	WD	U	I	11	100
GRANTOR: BESSENT G VIVIAN ETAL						
GRANTEE: EVERLY ROBERT & ANG						
1568/1167	5/23/2008	WD	Q	I		99,800
GRANTOR: BESSENT G VIVIAN						
GRANTEE: EVERLY ROBERT & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2008] W12 S12 BAS=[YR=1998] W41 UOP=[YR=2008] N6 W8 S6 E8$ W17 S27 E18 FSP=[YR=1999] S12 E15 N7 DCK=[YR=1999] E32 N5 FOP=[YR=1998] E5 N27 W10 S27 E5$ W32 S5 $ N5 W15$ E42 N27 W2$ E12 N12$.

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	0681	POLE SHED	0	100	32	40	1,280.00	SF	15.00	15.00	100	1998	1998	3	27	5,184	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 8,089

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	000102	C	SFR/MH	100	0004	OR	0.00	0.00	3.55	AC		1.00	1.00	1.00	25,000.00	25,000.00	88,750							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 3.55 Total Land Value: 88,750 Market: 0 Agricultural: 0 Common: 88,750 PRINTED 08/02/2023 BY SYS