LOT 11
2010 JACOBSEN DW/MH
IN OR 2007/237

MASON BRIAN R
4802 COUNTY ROAD 108
HILLIARD, FL 32046

2023

02-2N-23-015B-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	06	Quality Level 06

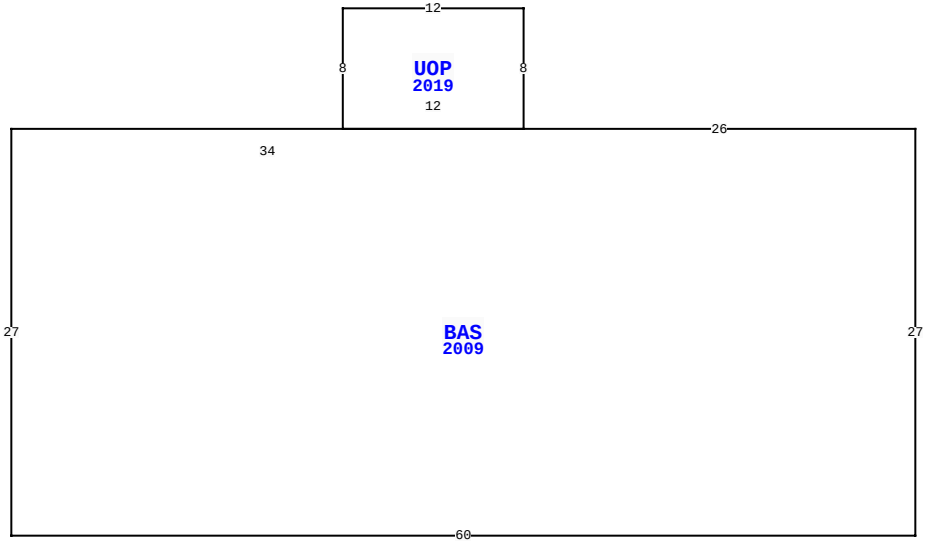
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	110,919
UOP	96	25	24	1,643
TOTALS	1,716		1,644	112,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,644	148.2000	103.74	170,549	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 0 Heated Area: 1620 HX Base Yr



4802 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		112,562
TOTAL MARKET OB/XF VALUE		6,953
TOTAL LAND VALUE - MARKET		106,000
TOTAL MARKET VALUE		225,515
SOH/AGL Deduction		120,640
ASSESSED VALUE		104,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,875
TOTAL JUST VALUE		225,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5272	CO ISSUED	0	06/11/2010
M15261	MECH OTHER	0	04/01/2010
P14255	OTHER	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2007/0237	10/06/2015	QC	U	I	11	100
GRANTOR: MASON BRIAN R & SONIA						
GRANTEE: MASON BRIAN R						
0752/1186	2/27/1996	QC	U	I	06	301
GRANTOR: NEKOOSA PACKAGING COR						
GRANTEE: MASON BRIAN & SONIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W26 UOP=[YR=2019] N8 W12 S8 E12$ W34 S27 E60 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	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1994	1994	3	23	497	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290	
3	0752	USP	0	100	10	8	80.00	SF	15.00	15.00	100	2010	2010	3	64	768	
4	0681	POLE SHED	0	100	0	0	888.00	SF	11.25	11.25	100	1995	1995	3	24	2,398	

LAND DESCRIPTION

TOTAL OB/XF 6,953

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	4.24	AC		1.00	1.00	1.00	25,000.00	25,000.00	106,000							

REVIEW DATE 05/20/2020 BY TWA Total Acres: 4.24 Total Land Value: 106,000 Market: 0 Agricultural: 0 Common: 106,000 PRINTED 08/02/2023 BY SYS