PT GOVT LOTS 7,8,10 & 11 OF
SEC 4-1N-23E IN OR 1724/763

HARTMAN GEORGE ALLEN JR
2476 SR 2
HILLIARD, FL 32046

2023

04-1N-23-0000-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

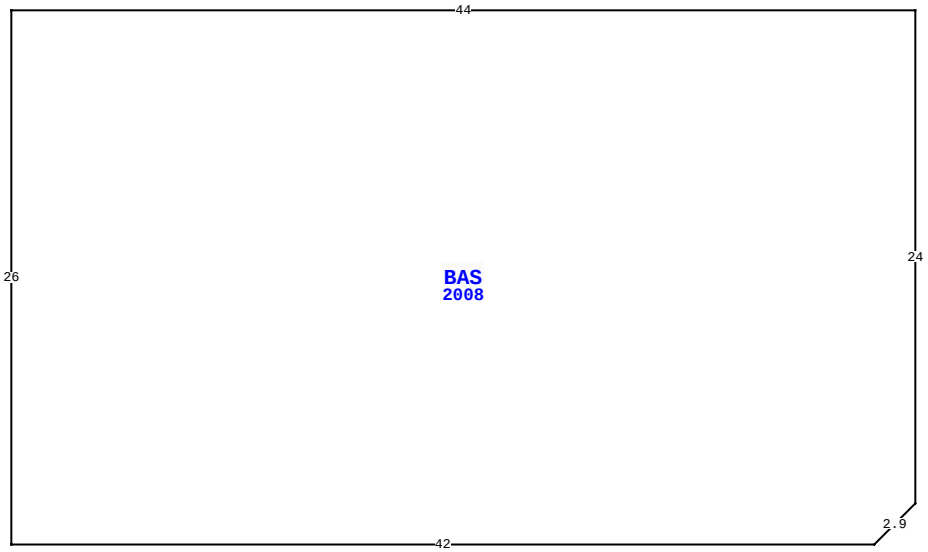
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,142	100	1,142	44,971
TOTALS	1,142		1,142	44,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,142	117.2000	82.04	93,690	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1142 HX Base Yr



BLD DATE	
XF DATE	02/05/2008 JH
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

2476 SR 2, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	44,971
TOTAL MARKET OB/XF VALUE	3,743
TOTAL LAND VALUE - MARKET	33,000
TOTAL MARKET VALUE	81,714
SOH/AGL Deduction	11,084
ASSESSED VALUE	70,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,630
TOTAL JUST VALUE	81,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1724/0763	2/14/2011	QC	U	I	11	100
GRANTOR: HARTMAN GEORGE A SR &						
GRANTEE: HARTMAN GEORGE ALLE						
1213/0643	3/08/2004	WD	U	I	01	100
GRANTOR: HARTMAN GEORGE A SR						
GRANTEE: HARTMAN GEORGE A SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W44 S26 E42 R2 U2 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	1242	WD DECK A	0	0	20	16	320.00	SF	10.00	10.00	100	2004	2004	3	24	768	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 3,743

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	0	0004	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,000							

REVIEW DATE 08/07/2018 BY TWX Total Acres: 1.10 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 08/02/2023 BY SYS