IN OR 1561/1751
1993 MERIT DW/MH
PARCELS 4-1 & 4-3

MCBRIDE BEAUFORD & MARGY
17107 MAN COURT
HILLIARD, FL 32046-7647

2023

04-3N-23-0000-0004-0010

BUILDING CHARACTERISTICS

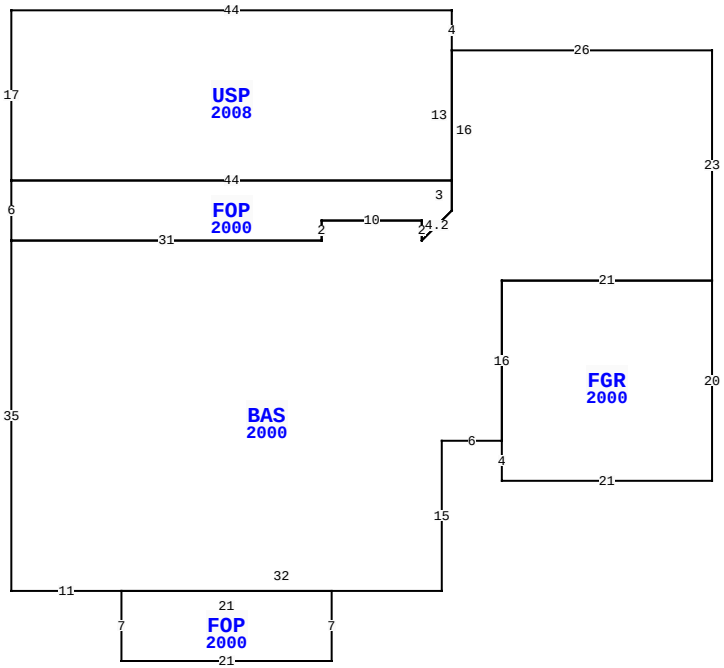
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100	2,228	230,092
FGR	420	55	231	23,856
FOP	147	30	44	4,544
FOP	240	30	72	7,436
USP	748	30	224	23,133
TOTALS	3,783		2,799	289,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,799	104.1504	123.68	346,180	2000	2000	0	0	0	16.50	83.50

3 SNGL FAM – 0% - 0 Heated Area: 2228 HX Base Yr



17107 MAN CT, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	498,452
TOTAL MARKET OB/XF VALUE	99,849
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	778,301
SOH/AGL Deduction	134,734
ASSESSED VALUE	643,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	643,567
TOTAL JUST VALUE	778,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	606,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5120	CO ISSUED	0	09/12/2008
P13441	OTHER	0	08/01/2008
MH5108	MH MOVE-ON	0	07/01/2008
E21055	ELEC OTHER	0	07/01/2008
P13390	OTHER	0	07/01/2008
WE00535	XFOB	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1751	4/17/2008	WD	Q	I		499,000
GRANTOR: HORNE KENNETH E & TIN						
GRANTEE: MCBRIDE BEAUFORD &						
0911/1135	12/15/1999	WD	Q	I	09	50,000
GRANTOR: COGBURN LARRY D & BAR						
GRANTEE: HORNE KENNETH E & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W26 USP=[YR=2008] N4 W44 S17 FOP=[YR=2000] S6 E31 N2 E10 S2 R3 U3 N3 W44$ E44 N13$ S16 L3 D3 N2 W10 S2 W31 S35 E11 FOP=[YR=2000] S7 E21 N7 W21 $ E32 N15 E6 FGR=[YR=2000] S4 E21 N20 W21 S16 $ N16 E21 N23 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
3	0812	CONCRETE C	0	0	0	0	3,697.00	SF	4.00	4.00	100	2000	2000	3	80	11,830	
4	0803	ASPHALT C	0	0	0	0	9,138.00	SF	2.00	2.00	100	2001	2001	3	50	9,138	
5	0861	POOL GUNIT	0	0	0	0	904.00	SF	85.00	85.00	100	2004	2004	3	40	30,736	
6	0855	CONC PAVER	0	0	0	0	3,039.00	SF	7.00	7.00	100	2004	2004	3	86	18,295	
7	0855	CONC PAVER	0	0	61	5	305.00	SF	7.00	7.00	100	2004	2004	3	86	1,836	
8	0940	SHEDS/PORT	0	0	18	8	144.00	SF	30.00	30.00	100	2004	2004	3	24	1,037	
9	0350	CARPORT WD	0	0	18	16	288.00	SF	13.00	13.00	100	2004	2004	3	24	899	
10	0350	CARPORT WD	0	0	8	8	64.00	SF	13.00	13.00	100	2004	2004	3	24	200	
11	0350	CARPORT WD	0	0	8	8	64.00	SF	13.00	13.00	100	2004	2004	3	24	200	

TOTAL OB/XF 77,146

LAND DESCRIPTION

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	0	0006	OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	180,000							

REVIEW DATE 09/11/2018 BY TWA Total Acres: 12.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS

IN OR 1561/1751
1993 MERIT DW/MH
PARCELS 4-1 & 4-3

MCBRIDE BEAUFORD & MARGY
17107 MAN COURT
HILLIARD, FL 32046-7647

2023

04-3N-23-0000-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

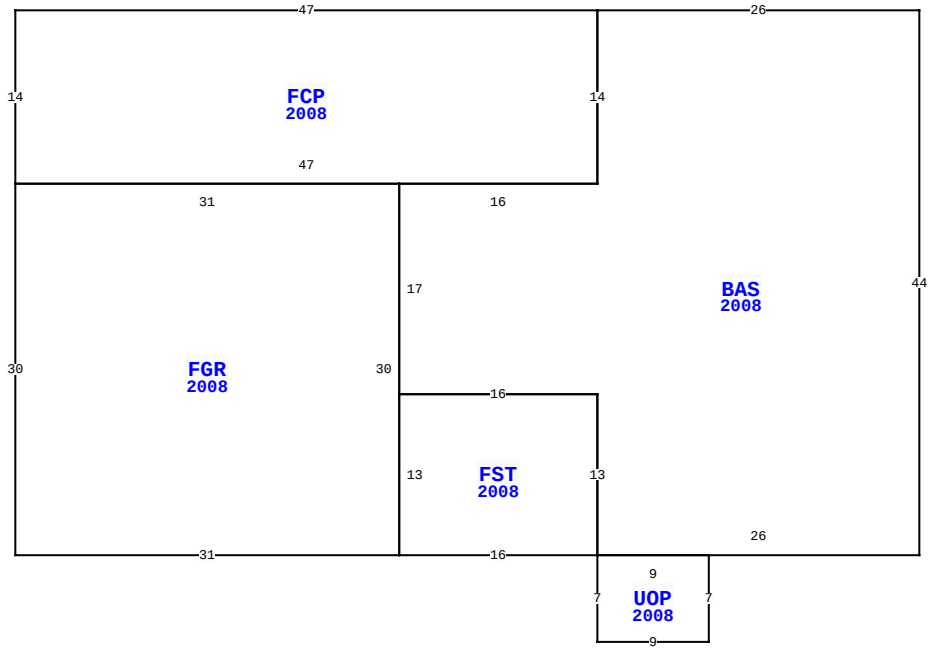
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	114,674
FCP	658	25	164	13,281
FGR	930	55	512	41,464
FST	208	55	114	9,232
UOP	63	20	13	1,053
TOTALS	3,275		2,219	179,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	106.8200	96.41	213,934	1960	1990	0	0	0	16.00	84.00

4 SINGLE FAM – 0% - 0 Heated Area: 1416 HX Base Yr



17107 MAN CT, HILLIARD

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE			LAND DATE	05/19/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	498,452
TOTAL MARKET OB/XF VALUE	99,849
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	778,301
SOH/AGL Deduction	134,734
ASSESSED VALUE	643,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	643,567
TOTAL JUST VALUE	778,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	606,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006771	NEW CONSTR	102,179	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/1751	4/17/2008	WD	Q	I		499,000
GRANTOR: HORNE KENNETH E & TIN						
GRANTEE: MCBRIDE BEAUFORD &						
0911/1135	12/15/1999	WD	Q	I	09	50,000
GRANTOR: COGBURN LARRY D & BAR						
GRANTEE: HORNE KENNETH E & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 FCP=[YR=2008] W47 S14 FGR=[YR=2008] S30 E31 FST=[YR=2008] E16 UOP=[YR=2008] S7 E9 N7 W9$ N13 W16 S13$ N30 W31$ E47 N14$ S14 W16 S17 E16 S13 E26 N44$.

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
12	1127	BRICK 8"	0	0	22	0	88.00	SF	5.50	5.50	100	2000	2000	3	94	455	
13	1127	BRICK 8"	0	0	6	0	24.00	SF	11.00	11.00	100	2000	2000	3	94	248	
14	0479	VF PICKET	0	0	276	0	276.00	LF	10.00	10.00	100	2004	2004	3	66	1,822	
15	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2004	2004	3	66	594	
16	2700	QUONSET LW	0	0	60	40	2,400.00	SF	12.00	12.00	100	2010	2010	3	68	19,584	

LAND DESCRIPTION

TOTAL OB/XF 22,703

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

REVIEW DATE 09/11/2018 BY TWA Total Acres: 12.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS

IN OR 1561/1751
1993 MERIT DW/MH
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2023

04-3N-23-0000-0004-0010

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

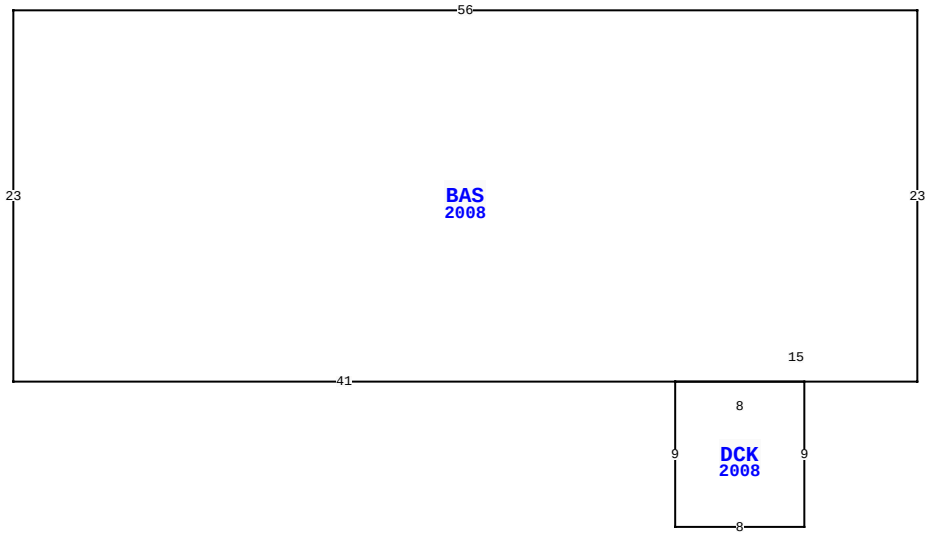
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	29,436
DCK	72	15	11	251
TOTALS	1,360		1,299	29,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,299	117.2000	76.18	98,958	1993	1993	0	0	0	70.00	30.00

5 M/H 93- – 0% - 0 Heated Area: 1288 HX Base Yr



17107 MAN CT, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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ASSESSED VALUE	643,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	643,567
TOTAL JUST VALUE	778,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	606,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/1751	4/17/2008	WD	Q	I		499,000
GRANTOR: HORNE KENNETH E & TIN						
GRANTEE: MCBRIDE BEAUFORD &						
0911/1135	12/15/1999	WD	Q	I	09	50,000
GRANTOR: COGBURN LARRY D & BAR						
GRANTEE: HORNE KENNETH E & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S23 E41 DCK=[YR=2008] S9 E8 N9 W8$ E15 N23$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/11/2018 BY TWA Total Acres: 12.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS