

PT GOVT LOTS 5 & 6 OF
SEC 5-1N-23E IN OR 1017/1854 &
OR 1424/806

KRAAI LINDA S
2589 LOTT ROAD
HILLIARD, FL 32046

2023

05-1N-23-0000-0001-0120



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6																				
Exterior Wall	25	MOD METAL 100	0820	02	1,008	98.8000	64.22	64,734	1993	1993	0	0	0	70.00	30.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	2 M/H 93- - 0% - 0													Heated Area: 924 HX Base Yr																			
Roof Cover	03	COMP SHNGL 100	14 66 14 32 34 28 12 28 12 BAS 1997 UOP 2008													Tax Group: 6 Tax Dist:										BUILDING MARKET VALUE 165,535									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 12,864										TOTAL LAND VALUE - MARKET 136,800									
Interior Floo	14	CARPET 70														TOTAL MARKET VALUE 315,199										SOH/AGL Deduction 114,809									
Interior Floo	08	SHT VINYL 30														ASSESSED VALUE 200,390										TOTAL EXEMPTION VALUE 0									
Air Condition	03	CENTRAL 100														BASE TAXABLE VALUE 200,390										TOTAL JUST VALUE 315,199									
Heating Type	04	AIR DUCTED 100														NCON VALUE 0										INCOME VALUE									
Bedrooms		2 100														PREVIOUS YEAR MKT VALUE 216,515																			
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
Quality 03 Quality Level 03																PERMIT NUM DESCRIPTION AMT ISSUED																			
DOR CODE 0100 SINGLE FAMILY																8964 MH MOVE-ON 2,500 07/17/1992																			
MAP NUM MKT AREA 09																8105 MH MOVE-ON 2,500 03/26/1990																			
NEIGHBORHOOD/LOC 9001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	924	100	924	17,802																															
UOP	336	25	84	1,618																															
TOTALS 1,260 1,008 19,420																SALES DATA																			
EXTRA FEATURES			2589 LOTT RD, HILLIARD													OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																			
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	1017/1854 11/05/2001 QC U I 06 100																			
2	0200	BARN WD 0-	0 0	35 40	1,400.00	SF	20.00	20.00	100	1980	1980	3	20	5,600		GRANTOR: KELLUM WILLIAM H																			
6	0200	BARN WD 0-	0 0	35 20	700.00	SF	20.00	20.00	100	1980	1980	3	20	2,800		GRANTEE: KRAAI JOSEPH & LIND																			
9	0350	CARPORT WD	0 0	8 20	160.00	SF	13.00	13.00	100	1997	1997	3	20	416		0538/0212 3/07/1988 WD U V 07 100																			
10	0681	POLE SHED	0 0	11 22	242.00	SF	15.00	15.00	100	1997	1997	3	26	944		GRANTOR: SIMPSON JOHN A																			
11	0510	GARAGE WD-	0 0	14 20	280.00	SF	35.00	35.00	100	1997	1997	3	26	2,548		GRANTEE: KRAAI & KELLUM																			
16	0810	CONCRETE A	0 0	0 0	285.00	SF	6.50	6.50	100	1978	1978	3	30	556		BUILDING NOTES																			
																BUILDING DIMENSIONS																			
																BAS=[YR=1997] W66 S14 E32 UOP=[YR=2008] S12 E28 N12 W28\$ E34 N14\$.																			
LAND DESCRIPTION																TOTAL OB/XF 12,864																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	7.20	AC		1.00	1.00	1.00	19,000.00	19,000.00	136,800																		
REVIEW DATE 09/21/2017 BY TWX Total Acres: 7.20 Total Land Value: 136,800 Market: 0 Agricultural: 0 Common: 136,800 PRINTED 08/02/2023 BY SYS																																			

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