

SULLIVAN MARK F
29233 TRAILS END PLACE
HILLIARD, FL 32046-7067

05-4N-24-1630-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
CONSTRUCTION										VALUATION SUMMARY										4																																		
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																											
Exterior Wall		26	AL SIDING 100		0820	02	1,209	115.2000	74.88	90,530	1983	1988	0	0	70.00	30.00	Tax Group: 4										Tax Dist:																											
Roof Structur		03	GABLE/HIP 100		2 M/H 93- - 100% - 2022										Heated Area: 924										HX Base Yr																													
Roof Cover		12	MODULAR MT 100		14 66 14 66 24 26 16 24 26 16																				BUILDING MARKET VALUE										27,159																			
Interior Wall		04	PLYWOOD 100												TOTAL MARKET OB/XF VALUE										6,148																													
Interior Floo		14	CARPET 80												TOTAL LAND VALUE - MARKET										282,000																													
Interior Floo		08	SHT VINYL 20												TOTAL MARKET VALUE										69,277																													
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										21,791																													
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										47,486																													
Bedrooms			3 100												TOTAL EXEMPTION VALUE										13																													
Bathrooms			2 100												BASE TAXABLE VALUE										0																													
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										315,307																													
Stories		1.	1. 100												NCON VALUE										0																													
Units			0 100		INCOME VALUE																																																	
					PREVIOUS YEAR MKT VALUE										32,452																																							
Quality		03	Quality Level 03												PERMIT NUM										DESCRIPTION										AMT										ISSUED									
DOR CODE		5000	IMPROVED AG												MH97										MH MOVE-ON										0										06/01/1997									
MAP NUM			MKT AREA		09										MH971713										MH MOVE-ON										0										04/01/1997									
NEIGHBORHOOD/LOC		9001.00																																																				
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																	
BAS		924	100	924	20,757																																																	
UCP		384	20	77	1,730																																																	
USP		416	50	208	4,673																																																	
TOTALS		1,724		1,209	27,159																																																	
EXTRA FEATURES		29233 TRAILS END PL, HILLIARD										BLD DATE				LGL DATE		06/13/2023		MLU																																		
												XF DATE				LAND DATE																																						
												INC DATE				AG DATE																																						
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																																						
1	1242	WD DECK A	0 100	12	8	96.00	SF	7.50	7.50	100	2001	2001	3	20	144																																							
2	0681	POLE SHED	0 100	29	12	348.00	SF	11.25	11.25	100	2001	2001	3	30	1,175																																							
3	0681	POLE SHED	0 100	29	12	348.00	SF	11.25	11.25	100	2001	2001	3	30	1,175																																							
4	0510	GARAGE WD-	0 100	29	16	464.00	SF	26.25	26.25	100	2001	2001	3	30	3,654																																							
LAND DESCRIPTION										TOTAL OB/XF										6,148																																		
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																														
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																																					
2	005600	A	TIMBER 3 SI	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	410.00	410.00	4,920																																					
3	005902	A	HARDWOOD SI	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	175.00	175.00	1,050																																					
4	009910	M	MKT. VAL. AG	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000																																					
REVIEW DATE		06/15/2020		BY	TWA		Total Acres: 19.00		Total Land Value: 35,970		Market: 252,000		Agricultural: 5,970		Common: 30,000		PRINTED 08/02/2023 BY SYS																																					