

LOT 3 2002 MERT DW
IN OR 1910/1768
BLACKJACK OAKS PB 6/266

ROUSE DONALD/ANDERSON-ROUSE SHERRY
281967 LAKE HAMPTON RD
HILLIARD, FL 32046

2023

07-4N-24-015B-0003-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD4 Adjustme	80	. 100

Quality	05	Quality Level 05
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	1,512	100	1,512	124,975
FOP	360	30	108	8,927
TOTALS	1,872		1,620	133,901

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,620	236.1600	165.31	267,802	2001	2001	0	0	0 50.00	50.00	
1 M/H 94+ - 100% - 2015 Heated Area: 1512 HX Base Yr 2015												
BAS 2001 FOP 2007												
281967 LAKE HAMPTON RD, HILLIARD												

TOTAL OB/XF 864												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2001	2001

TOTAL OB/XF 864												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.05	AC		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		133,901	
TOTAL MARKET OB/XF VALUE		864	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		166,265	
SOH/AGL Deduction		83,850	
ASSESSED VALUE		82,415	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		32,415	
TOTAL JUST VALUE		166,265	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311664	ADDITION	3,250	09/01/2003
MH034048	MH MOVE-ON	0	01/02/2003
MH3683	MH MOVE-ON	0	12/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1910/1768	3/26/2014	WD U	I	I	11	100
GRANTOR: KING WILLIAM KENNETH						
GRANTEE: ROUSE DONALD & SHER						
1910/0520	3/26/2014	WD Q	I	I	02	117,500
GRANTOR: KING WILLIAM KENNETH						
GRANTEE: ROUSE DONALD & SHER						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W56 S27 E25FOP=[YR=2007] S12E30N12W30SE31 N27 \$.									