

BLK 104 LOTS 1-6 & LOTS 13-24
IN OR 2100/653
TOWN OF HILLIARD WEST S/D OF

ROCK N LEE LLC
515 S 6TH ST
MACCLENNY, FL 32063

2023

08-3N-24-2380-0104-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	644	13,295
TOTALS	644		644	13,295

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
2	0751	UOP	0	0	14	10	140.00	SF	10.00	10.00	100	1999	1999	3	28	392	
3	0751	UOP	0	0	9	6	54.00	SF	10.00	10.00	100	1998	1998	3	27	146	
4	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1998	1998	3	20	96	
5	2810	MH SPACE	0	0	0	0	6.00	SF	2,400.00	2,400.00	100	0	0	3	100	14,400	
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	2000	2000	3	20	257	
7	1242	WD DECK A	0	0	9	6	54.00	SF	10.00	10.00	100	2000	2000	3	20	108	
8	1242	WD DECK A	0	0	9	6	54.00	SF	10.00	10.00	100	2000	2000	3	20	108	

LAND DESCRIPTION			TOTAL OB/XF 15,507													
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
1	000200	C	MBL HM SUB	0	0006	RM4	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00
2	000200	C	MBL HM SUB	0	0005	RM4	150.00	125.00	150.00	FF		1.00	1.00	0.90	300.00	270.00

REVIEW DATE 06/08/2021 BY TWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	644	105.1600	68.35	44,017	1989	1989	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0 Heated Area: 644 HX Base Yr													
BAS 1999													
8300 W SEVENTH AV, HILLIARD													
BLD DATE		07/20/2015		KK		LGL DATE							
XF DATE		03/19/2008		JH		LAND DATE							
INC DATE						AG DATE							

8300 W SEVENTH AV, HILLIARD										XF DATE		03/19/2000		JH		LAND DATE	
										INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
140.00	SF	10.00	10.00	100	1999	1999	3	28	392								
54.00	SF	10.00	10.00	100	1998	1998	3	27	146								
48.00	SF	10.00	10.00	100	1998	1998	3	20	96								
6.00	SF	2,400.00	2,400.00	100	0	0	3	100	14,400								
64.00	SF	20.10	20.10	100	2000	2000	3	20	257								
54.00	SF	10.00	10.00	100	2000	2000	3	20	108								
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2	000200	C	MBL HM SUB	0	0005	RM4	150.00	125.00	150.00	FF		1.00	1.00

Total Acres: 0.00 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,394	
TOTAL MARKET OB/XF VALUE		15,507	
TOTAL LAND VALUE - MARKET		121,500	
TOTAL MARKET VALUE		284,401	
SOH/AGL Deduction		55,578	
ASSESSED VALUE		228,823	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		228,823	
TOTAL JUST VALUE		284,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2100/0653	2/07/2017	WD U	I	I	37	140,000	
GRANTOR: COPHER IRA O & REBECC							
GRANTEE: ROCK N LEE LLC							
1302/1956	3/18/2005	WD U	I	I	12	137,500	
GRANTOR: ARNOLD JEROME JR & NE							
GRANTEE: COPHER IRA O & REBE							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1999] W46 S14 E46 N14\$.													

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