BLOCK 106 LOTS 3 4 & 2
IN OR 2147/1541
1984 CAML SW/MH

O'SULLIVAN NANCY
27480 W SEVENTH AVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0106-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

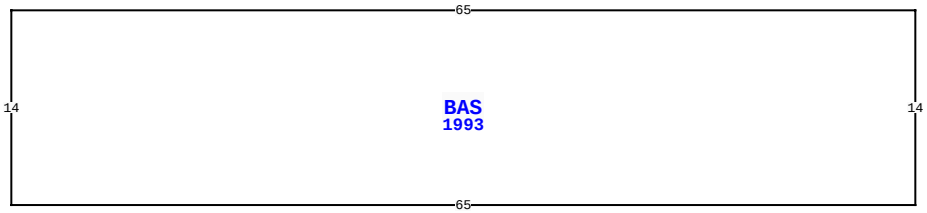
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	31,804
TOTALS	910		910	31,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	122.2000	79.43	72,281	1984	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2019 Heated Area: 910 HX Base Yr 2019



27480 W SEVENTH AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,804
TOTAL MARKET OB/XF VALUE		963
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		55,267
SOH/AGL Deduction		22,784
ASSESSED VALUE		32,483
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,483
TOTAL JUST VALUE		55,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2147/1541	9/19/2017	WD	Q	I	01	35,000
GRANTOR: WILEY PATRICK & LISA						
GRANTEE: OSULLIVAN NANCY						
2052/1432	6/10/2016	WD	Q	I	01	30,000
GRANTOR: CONNER DANIEL E						
GRANTEE: WILEY PATRICK & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E65 N14$.

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	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	1990	1990	3	62	387	
3	0752	USP	0	100	18	8	80.00	SF	15.00	15.00	100	2006	2006	3	48	576	

LAND DESCRIPTION

TOTAL OB/XF 963

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	000102	C	SFR/MH	100	0005	R2	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 10/23/2018 BY TWX Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/02/2023 BY SYS