BLOCK 141 LOTS 5 THRU 8
TOWN OF HILLIARD

34 M STREET LLC
1350 TANGERINE DR
FRUIT COVE, FL 32259

2023

08-3N-24-2380-0141-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

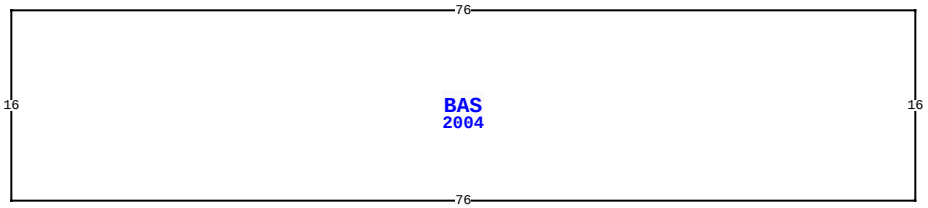
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	24,024
TOTALS	1,216		1,216	24,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,216	117.6000	82.32	100,101	1998	1998	0	0	20	56.00	24.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



27683 W FOURTH 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	24,024
TOTAL MARKET OB/XF VALUE	2,189
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	56,213
SOH/AGL Deduction	2,063
ASSESSED VALUE	54,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,150
TOTAL JUST VALUE	56,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1355	10/27/2021	QC	U	I	11	100
GRANTOR: REED SAMANTHA & CHARL						
GRANTEE: 34 M STREET LLC						
2465/0910	3/24/2021	WD	Q	I	01	57,500
GRANTOR: REED SAMANTHA & CHARL						
GRANTEE: 34 M STREET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S16 E76 N16$.

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	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	1995	1995	3	24	1,152	
2	0752	USP	0	0	16	12	192.00	SF	15.00	15.00	100	2003	2003	3	36	1,037	

LAND DESCRIPTION

TOTAL OB/XF 2,189

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	0	0006	RM4	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 02/01/2017 BY TWSB Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS