BLOCK 173 LOTS 1 2 & 3
PT OR 1792/1188
1978 FTWD SW/MH

PENSA MARK ANTHONY/HOFFMAN JAMES J
PO BOX 818
HILLIARD, FL 32046

**2023**

**08-3N-24-2380-0173-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 01 | NONE 100 |
| 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 |

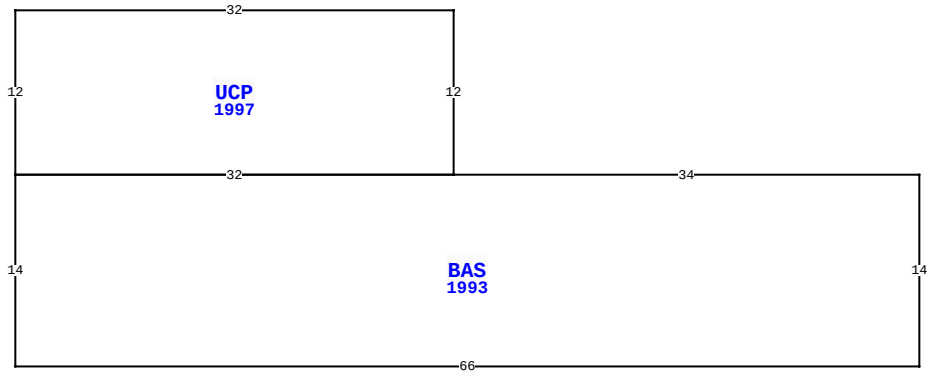
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 15,496 |
| UCP | 384 | 20 | 77 | 1,291 |
| TOTALS | 1,308 | | 1,001 | 16,787 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,001 | 86.0000 | 55.90 | 55,956 | 1978 | 1978 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2014 Heated Area: 924 HX Base Yr 2014




27123 W FIRST AVE, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 16,787 |
| TOTAL MARKET OB/XF VALUE | | 360 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 39,647 |
| SOH/AGL Deduction | | 18,208 |
| ASSESSED VALUE | | 21,439 |
| TOTAL EXEMPTION VALUE | HX HB | 21,439 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 39,647 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 35,256 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1792/1188 | 5/09/2012 | QC | U | I | 11 | 11,000 |
| GRANTOR: HOO SAU CHI SOO | | | | | | |
| GRANTEE: HOFFMAN JAMES J & M | | | | | | |
| 1756/0769 | 9/20/2011 | TX | U | I | 11 | 6,400 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: SOO HOO SAU CHI (NI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W34 UCP=[YR=1997] N12 W32 S12 E32$ W32 S14 E66 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 1242 | WD DECK A | 0 | 100 | 15 | 12 | 180.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 360 | |

## LAND DESCRIPTION

TOTAL OB/XF 360

| 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 | 0006 | R2 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 22,500 | | | | | | | |

REVIEW DATE 09/28/2018 BY TWX Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/02/2023 BY SYS