BLOCK 173 LOTS 13 THRU 18
IN OR 2170/1907
1986 CANTWAY DW/MH

POTTER SAMANTHA NICOLE
20782 VIRGINIA STREET
HILLIARD, FL 32046

2023

08-3N-24-2380-0173-0130

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	13	LVT/LAMNT 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
Quality	03	Quality Level 03

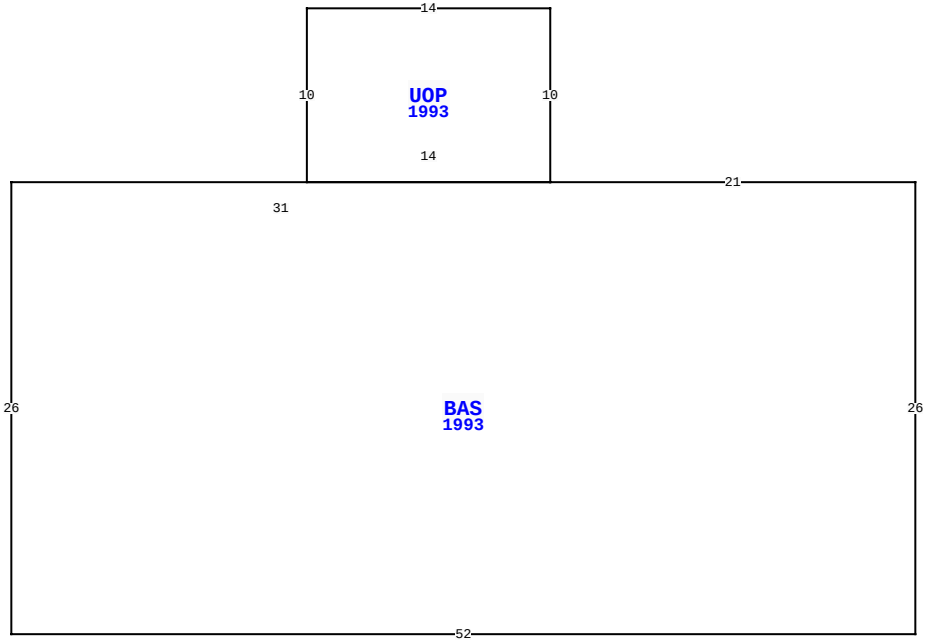
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	53,343
UOP	140	25	35	1,381
TOTALS	1,492		1,387	54,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,387	121.4000	78.91	109,448	1986	2001	0	0	0	50.00	50.00

1 M/H 93- – 100% - 2023 Heated Area: 1352 HX Base Yr 2023



27082 VIRGINIA ST, 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		54,724
TOTAL MARKET OB/XF VALUE		6,503
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		106,227
SOH/AGL Deduction		0
ASSESSED VALUE		106,227
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,227
TOTAL JUST VALUE		106,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100057	ELEC OTHER	0	05/12/2010
9408111	GARAGE	10,490	08/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2570/1938	6/14/2022	WD	Q	I	01	149,900
GRANTOR: COLLINS ALBERT & STEP						
GRANTEE: POTTER SAMANTHA NIC						
2170/1907	1/10/2018	WD	Q	I	02	65,000
GRANTOR: SUTTON JOEY						
GRANTEE: COLLINS ALBERT & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=1993] N10 W14 S10 E14$ W31 S26 E52 N26$.

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
2	0751	UOP	0	100	8	14	112.00	SF	10.00	10.00	100	1990	1990	3	20	224	
3	0510	GARAGE WD-	0	100	26	30	780.00	SF	35.00	35.00	100	1994	1994	3	23	6,279	

LAND DESCRIPTION

TOTAL OB/XF 6,503

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	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS