BLK 201 LOTS 13 THRU 19
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

NICHOLSON SCOTT M
1194 LINKSIDE COURT EAST
ATLANTIC BEACH, FL 32233

2023

08-3N-24-2380-0201-0130

BUILDING CHARACTERISTICS

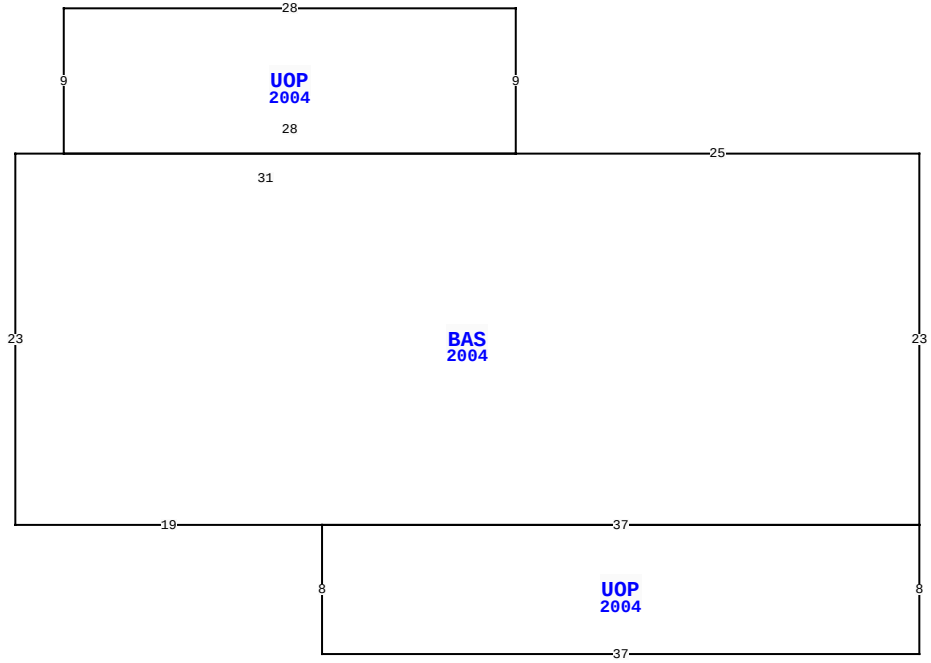
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,288	100	1,288	19,973
UOP	252	25	63	977
UOP	296	25	74	1,148
TOTALS	1,836		1,425	22,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,425	79.5200	51.69	73,658	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1288 HX Base Yr



27426 W 10TH AV, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,097
TOTAL MARKET OB/XF VALUE	6,916
TOTAL LAND VALUE - MARKET	47,250
TOTAL MARKET VALUE	76,263
SOH/AGL Deduction	0
ASSESSED VALUE	76,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,263
TOTAL JUST VALUE	76,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1744	2/27/2023	WD	Q	I	02	77,000
GRANTOR: ROY MITZI MARIE						
GRANTEE: NICHOLSON SCOTT M						
2574/1601	6/30/2022	FJ	U	I	11	0
GRANTOR: JOHNSON HAROLD F EST						
GRANTEE: ROY MITZI MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 UOP=[YR=2004] N9 W28 S9 E28 $ W31 S23 E19
UOP=[YR=2004] S8 E37 N8 W37 $ E37 N23 $.

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	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	100	2013	2013	3	95	2,964	
3	0811	CONCRETE B	0	0	0	0	800.00	SF	5.20	5.20	100	2013	2013	3	95	3,952	

LAND DESCRIPTION

TOTAL OB/XF 6,916

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	R2	175.00	125.00	175.00	FF		1.00	1.00	0.90	300.00	270.00	47,250							

REVIEW DATE 09/14/2022 BY WWA Total Acres: 0.00 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 08/02/2023 BY SYS