BLK 204 LOTS 1 THRU 12
IN OR 708/1749 & OR 595/445
TOWN OF HILLIARD WEST S/D OF

DUNLAP ROBERT & PAMELA
PO BOX 1735
HILLIARD, FL 32046

2023

08-3N-24-2380-0204-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

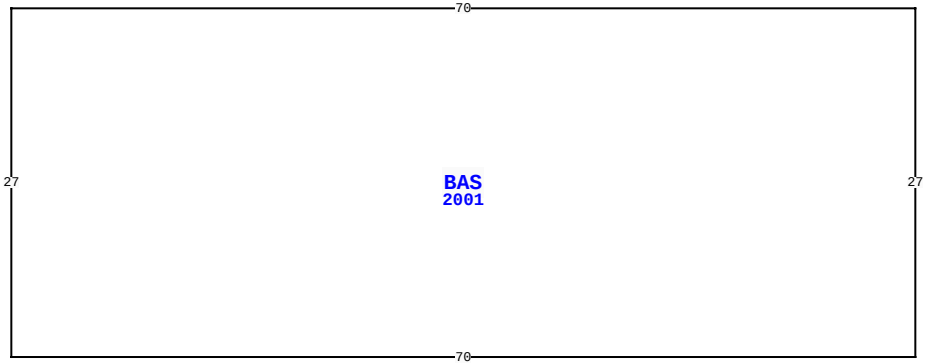
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	96,844
TOTALS	1,890		1,890	96,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	122.0000	85.40	161,406	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 0 Heated Area: 1890 HX Base Yr



27598 MINNESOTA 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		96,844
TOTAL MARKET OB/XF VALUE		4,924
TOTAL LAND VALUE - MARKET		81,000
TOTAL MARKET VALUE		182,768
SOH/AGL Deduction		91,897
ASSESSED VALUE		90,871
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,871
TOTAL JUST VALUE		182,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190141	SWIM POOL	0	05/15/2019
01-0861	MH MOVE-ON	0	02/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0708/1749	7/12/1994	QC	U	V	03	4,100

GRANTOR: TIITF
GRANTEE: DUNLAP ROBERT & PAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W70 S27 E70 N27 $.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	1988	1988	3	20	818	
2	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	100	1988	1988	3	20	576	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
4	1243	WD DECK F	0	100	10	10	100.00	SF	8.00	8.00	100	2013	2013	3	65	520	

LAND DESCRIPTION

TOTAL OB/XF 4,924

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	300.00	125.00	300.00	FF		1.00	1.00	0.90	300.00	270.00	81,000							

REVIEW DATE 09/30/2019 BY TWX Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS