OR 728/1354

PUCKETT KOREY R
3025 MILL CREEK RD
HILLARD, FL 32046

2023

10-2N-23-0000-0009-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

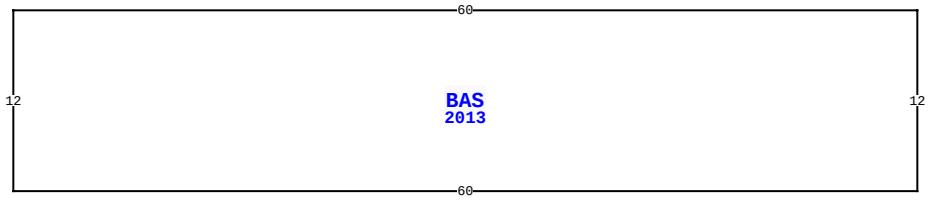
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	7,769
TOTALS	720		720	7,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	83.0000	53.95	38,844	1975	1975	0	10	0	70.00	20.00

2 M/H 93- – 100% - 2023 Heated Area: 720 HX Base Yr 2023



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,568
TOTAL MARKET OB/XF VALUE		512
TOTAL LAND VALUE - MARKET		32,700
TOTAL MARKET VALUE		250,780
SOH/AGL Deduction		0
ASSESSED VALUE		250,780
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,780
TOTAL JUST VALUE		250,780
NCON VALUE		209,802
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014947	CO ISSUED	0	10/06/2022
2101252	MH MOVE-ON	0	09/13/2021
MH98	MH MOVE-ON	15,500	05/01/1998
94400	MH MOVE-ON	15,500	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0728/1354	5/01/1994	WD	U	I	01	2,000
GRANTOR: CARROLL JAMES R SR						
GRANTEE: PUCKETT KOREY R						
0567/0927	4/14/1989	QC	U	I	06	100
GRANTOR: CARROLL J JR ET AL						
GRANTEE: CARROLL JAMES R SR						

3025 MILL CREEK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

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
4	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	1980	1980	3	20	256	
5	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	1980	1980	3	20	256	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W60 S12 E60 N12$.

LAND DESCRIPTION

TOTAL OB/XF 512

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	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,700							

REVIEW DATE 09/14/2022 BY WW Total Acres: 1.09 Total Land Value: 32,700 Market: 0 Agricultural: 0 Common: 32,700 PRINTED 08/02/2023 BY SYS

OR 728/1354

PUCKETT KOREY R
3025 MILL CREEK RD
HILLARD, FL 32046

2023

10-2N-23-0000-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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	05	Quality Level 05

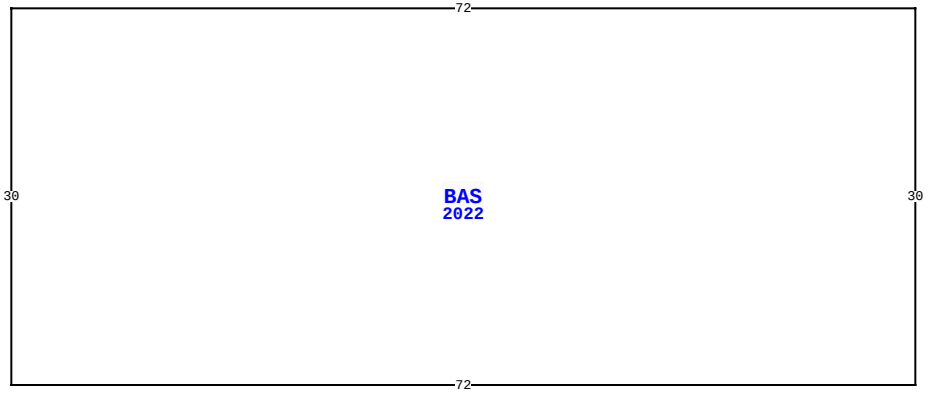
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	209,799
TOTALS	2,160		2,160	209,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	140.1600	98.11	211,918	2022	2022	0	0	0	1.00	99.00

4 M/H 94+ – 100% - 2023 Heated Area: 2160 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

3025 MILL CREEK RD, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,568
TOTAL MARKET OB/XF VALUE		512
TOTAL LAND VALUE - MARKET		32,700
TOTAL MARKET VALUE		250,780
SOH/AGL Deduction		0
ASSESSED VALUE		250,780
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,780
TOTAL JUST VALUE		250,780
NCON VALUE		209,802
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0728/1354	5/01/1994	WD	U	I	01	2,000
GRANTOR: CARROLL JAMES R SR						
GRANTEE: PUCKETT KOREY R						
0567/0927	4/14/1989	QC	U	I	06	100
GRANTOR: CARROLL J JR ET AL						
GRANTEE: CARROLL JAMES R SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W72 S30 E72 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/14/2022 BY WW Total Acres: 1.09 Total Land Value: 32,700 Market: 0 Agricultural: 0 Common: 32,700 PRINTED 08/02/2023 BY SYS