SW1/4 OF NE1/4
IN OR 2173/1768
2001 FTWD DW/MH

ALTMAN MORRIS R/ALTMAN SUSAN K
27926 CONNER NELSON RD
HILLIARD, FL 32046

2023

10-3N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

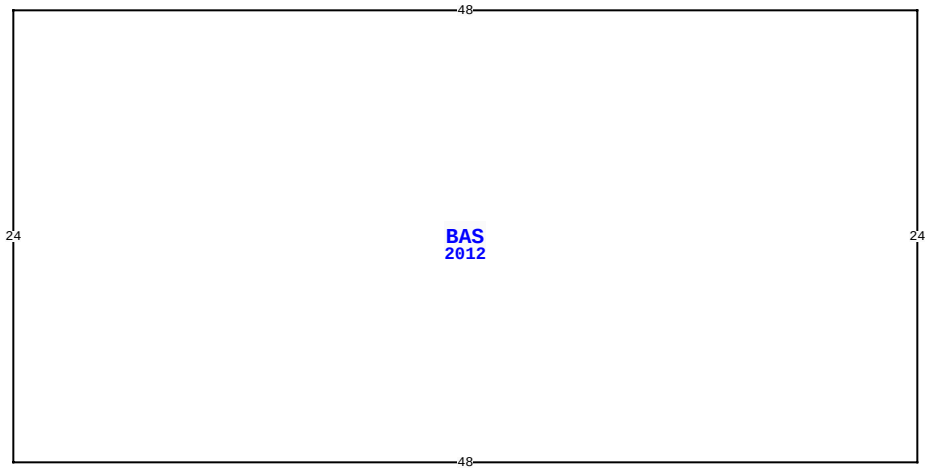
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	51,449
TOTALS	1,152		1,152	51,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	127.6000	89.32	102,897	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



17212 CAVALIER LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,448
TOTAL MARKET OB/XF VALUE	10,413
TOTAL LAND VALUE - MARKET	342,000
TOTAL MARKET VALUE	103,741
SOH/AGL Deduction	14,276
ASSESSED VALUE	89,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,465
TOTAL JUST VALUE	403,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013442	MH MOVE-ON	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2173/1768	3/21/2017	SW	U	I	11	100

GRANTOR: ALTMAN MORRIS R

GRANTEE: ALTMAN MORRIS R & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W48 S24 E48 N24$.

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	0753	UEP	0	0	10	8	80.00	SF	22.00	22.00	100	2002	2002	3	32	563	
4	0200	BARN WD 0-	0	0	36	24	864.00	SF	20.00	20.00	100	2001	2001	3	30	5,184	
5	0681	POLE SHED	0	0	36	12	432.00	SF	15.00	15.00	100	2003	2003	3	36	2,333	
6	0681	POLE SHED	0	0	36	12	432.00	SF	15.00	15.00	100	2003	2003	3	36	2,333	

LAND DESCRIPTION

TOTAL OB/XF 10,413

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	17.00	AC		1.00	1.00	1.00	410.00	410.00	6,970							
4	005902	A	HARDWOOD SI	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	175.00	175.00	3,150							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	39.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	312,000							

REVIEW DATE 04/20/2020 BY TWA Total Acres: 40.00 Total Land Value: 41,880 Market: 312,000 Agricultural: 11,880 Common: 30,000 PRINTED 08/02/2023 BY SYS