PT OF E1/2 OF E1/2 OF LOT 14
IN OR 2499/1599
R672297 & R672298

GULLION TAMARA NICHOLE
17174 MCINTOSH RD
HILLIARD, FL 32046

2023

10-3N-23-2020-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

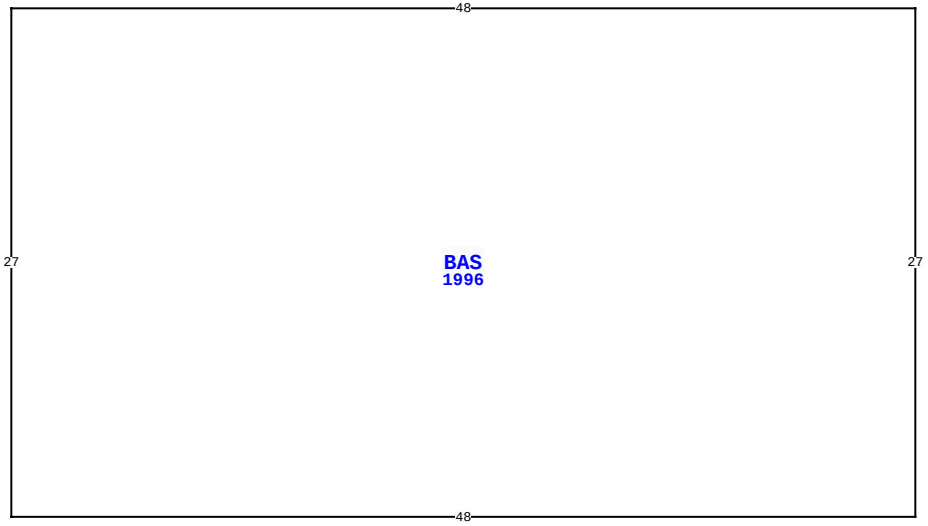
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	49,288
TOTALS	1,296		1,296	49,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	129.3600	90.55	117,353	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



17174 MCINTOSH RD, 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	49,288
TOTAL MARKET OB/XF VALUE	6,467
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	100,755
SOH/AGL Deduction	15,998
ASSESSED VALUE	84,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,757
TOTAL JUST VALUE	100,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961423	MH MOVE-ON	0	07/01/1996
8799	MH MOVE-ON	2,500	02/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2499/1599	10/08/2019	QC	U	I	11	100
GRANTOR: GULLION JASON R & SUS						
GRANTEE: GULLION TAMARA NICH						
1568/0951	5/28/2008	QC	U	I	06	100
GRANTOR: GULLION JASON RICHARD						
GRANTEE: GULLION JASON R& SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S27 E48 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
3	0940	SHEDS/PORT	0	0	20	8	160.00	SF	20.10	20.10	100	2001	2001	3	20	643	
4	0940	SHEDS/PORT	0	0	0	0	240.00	SF	30.00	30.00	100	2008	2008	3	40	2,880	
5	0681	POLE SHED	0	0	0	0	160.00	SF	15.00	15.00	100	2008	2008	3	56	1,344	

LAND DESCRIPTION

TOTAL OB/XF 6,467

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	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 09/11/2018 BY TWA Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS