LOT 3
L/E OR 1835/908
1994 GRAM DW/MH

LINDBORG LENA I L/E/CONNIE ELLIOTT SKIRVIN
151052 CR 108
HILLIARD, FL 32046

2023

10-3N-24-073A-0003-0000

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	0	0 100
Units		0 100
Quality	03	Quality Level 03

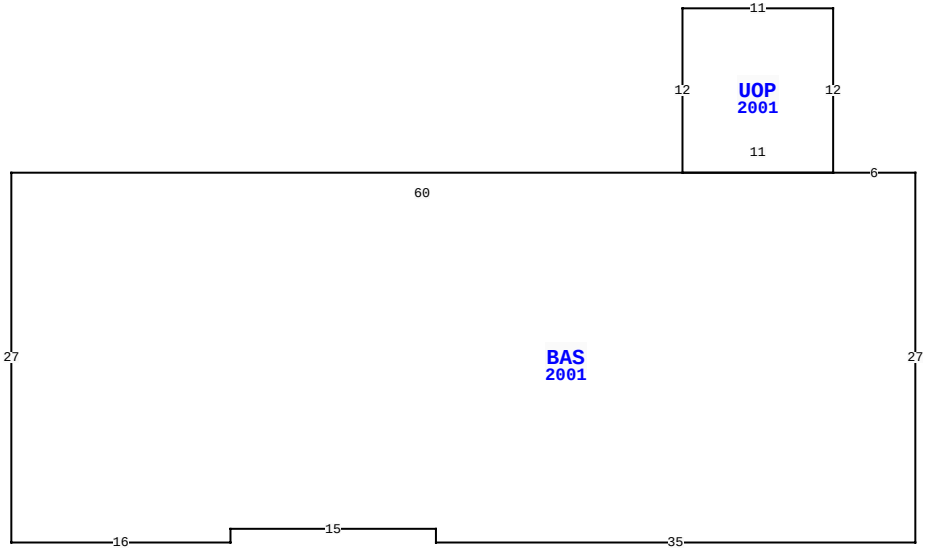
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	1,767	43,638
UOP	132	25	33	815
TOTALS	1,899		1,800	44,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.6000	82.32	148,176	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2007 Heated Area: 1767 HX Base Yr 2007



151052 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,453
TOTAL MARKET OB/XF VALUE		3,048
TOTAL LAND VALUE - MARKET		40,770
TOTAL MARKET VALUE		88,271
SOH/AGL Deduction		35,282
ASSESSED VALUE		52,989
TOTAL EXEMPTION VALUE	HX HB WX	32,989
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		88,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3496	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1835/0908	8/02/2010	QC	U	I	11	14,000
GRANTOR: LINDBORG LENA I						
GRANTEE: SKIRVIN CONNIE ELLI						
1409/1926	5/05/2006	WD	Q	I		79,700
GRANTOR: FRY DOUGLAS						
GRANTEE: LINDBORG OLIVER J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W6 UOP=[YR=2001] N12 W11 S12 E11$ W60 S27 E16 N1 E15 S1 E35 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2002	2002	3	21	353	

LAND DESCRIPTION

TOTAL OB/XF 3,048

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			0.00	0.00	1.51	AC		1.00	1.00	0.90	30,000.00	27,000.00	40,770							

REVIEW DATE 10/16/2017 BY TWX Total Acres: 1.51 Total Land Value: 40,770 Market: 0 Agricultural: 0 Common: 40,770 PRINTED 08/02/2023 BY SYS