LOT 5
IN OR 859/945
EX R/W IN OR 860/1122

DUBOSE KAREN
151084 CR 108
HILLIARD, FL 32046

2023

10-3N-24-0775-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

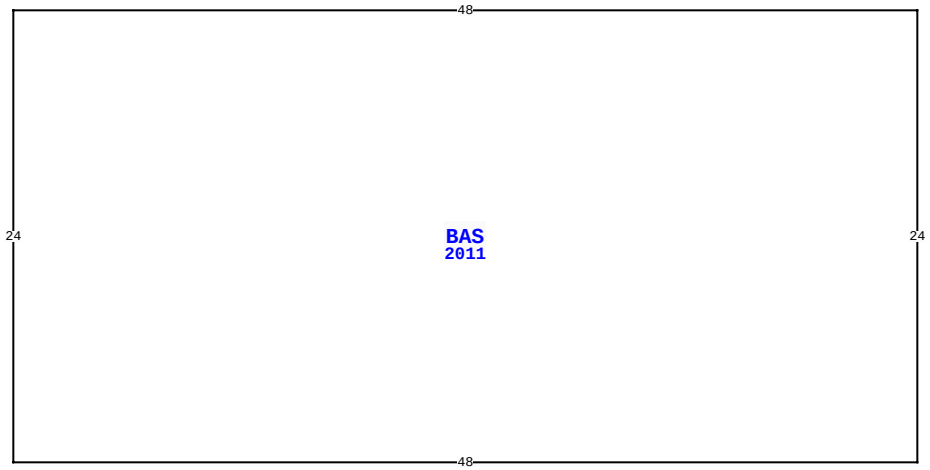
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,152	100	1,152	24,486
TOTALS	1,152		1,152	24,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	109.0000	70.85	81,619	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



151084 CR 108, 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	24,486
TOTAL MARKET OB/XF VALUE	2,967
TOTAL LAND VALUE - MARKET	32,100
TOTAL MARKET VALUE	59,553
SOH/AGL Deduction	11,562
ASSESSED VALUE	47,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,991
TOTAL JUST VALUE	59,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95786	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0859/0945	12/17/1998	WD	U	I	07	19,400
GRANTOR: HENDRICKS JAMES & DAN						
GRANTEE: DUBOSE KAREN						
0856/1533	11/25/1998	WD	Q	I		19,400
GRANTOR: HENDRICKS JAMES & DAN						
GRANTEE: DUBOSE KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] 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
1	0751	UOP	0	0	8	16	128.00	SF	10.00	10.00	100	1995	1995	3	24	307	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,967

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	0004	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,100							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 1.07 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 08/02/2023 BY SYS