PT OF LOT 42
IN OR 2232/1323
DUNN SURVEY

BALLANCE ASHLEY
36146 BETTS RD
HILLIARD, FL 32046

**2023**

**10-3N-24-2320-0042-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

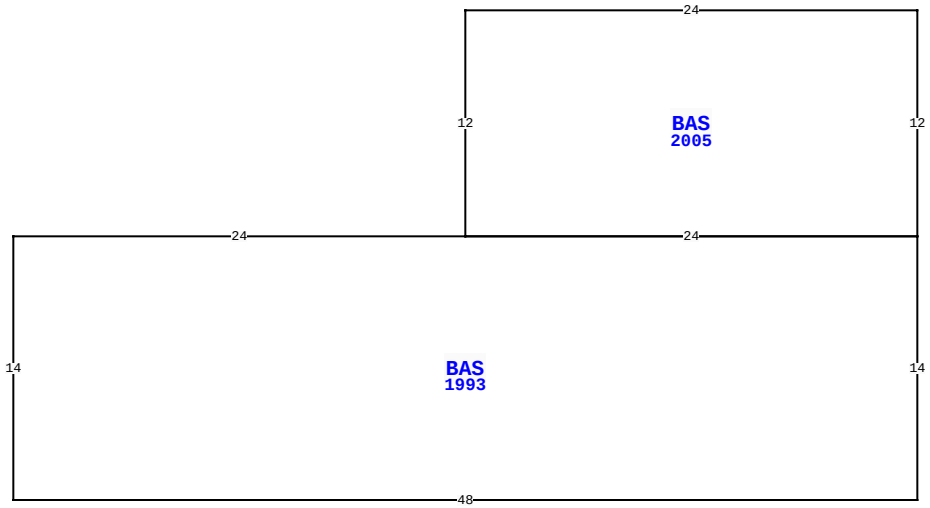
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 672 | 100 | 672 | 10,876 |
| BAS | 288 | 100 | 288 | 4,661 |
| TOTALS | 960 | | 960 | 15,538 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 960 | 83.0000 | 53.95 | 51,792 | 1984 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr




371049 EASTWOOD RD, 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 | 15,538 |
| TOTAL MARKET OB/XF VALUE | 3,276 |
| TOTAL LAND VALUE - MARKET | 58,320 |
| TOTAL MARKET VALUE | 77,134 |
| SOH/AGL Deduction | 22,177 |
| ASSESSED VALUE | 54,957 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 54,957 |
| TOTAL JUST VALUE | 77,134 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 58,242 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B15716 | ADDITION | 1,525 | 08/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2232/1323 | 9/04/2018 | QC | U | I | 11 | 100 |
| GRANTOR: NUTTY RANDY A | | | | | | |
| GRANTEE: BALLANCE ASHLEY | | | | | | |
| 0699/0359 | 2/25/1994 | WD | Q | V | | 18,800 |
| GRANTOR: MIZELL KATHRYN J | | | | | | |
| GRANTEE: NUTTY RANDY A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 S14 E48 N14 BAS=[YR=2005] N12 W24 S12 E24$ W24$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0681 | POLE SHED | 0 | 0 | 26 | 28 | 728.00 | SF | 6.00 | 6.00 | 100 | 2013 | 2013 | 3 | 75 | 3,276 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,276

| 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 | 000115 | C | SFR ACRES | 0 | | OR | 0.00 | 0.00 | 2.43 | AC | | 1.00 | 1.00 | 0.80 | 30,000.00 | 24,000.00 | 58,320 | | | | | | | |

REVIEW DATE 05/04/2020 BY TWA Total Acres: 2.43 Total Land Value: 58,320 Market: 0 Agricultural: 0 Common: 58,320 PRINTED 08/02/2023 BY SYS