

IN OR 1881/1093
2002 SKYLAND DW/MH
UTIL ESMT OR 2308/695

POOSER BRANDON & DESTINY
28206 BOND RD
HILLIARD, FL 32046

2023

13-4N-23-0000-0002-0010



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,512	100	1,512	64,283
DCK	192	15	29	1,233

TOTALS 1,704 1,541 65,516

EXTRA FEATURES

L N	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
5	0810	CONCRETE A	0 100	18 18	324.00	SF	6.50	6.50	100	2010	2010	3	92	1,938	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,700							

REVIEW DATE 06/05/2018 BY TWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,541	116.8000	81.76	125,992	2002	2002	0	0	0	48.00	52.00

2 M/H 94+ - 100% - 2015

Heated Area: 1512

HX Base Yr 2015

12

12

16

DCK
2007

16

23

56

56

27

BAS
2007

28206 BOND RD, HILLIARD

BLD DATE 12/12/2007 JH
XF DATE
INC DATE

LGL DATE
LAND DATE 06/13/2023 MLU
AG DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				92,615	
TOTAL MARKET OB/XF VALUE				1,938	
TOTAL LAND VALUE - MARKET				32,700	
TOTAL MARKET VALUE				127,253	
SOH/AGL Deduction				40,547	
ASSESSED VALUE				86,706	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				36,706	
TOTAL JUST VALUE				127,253	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				113,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13211	OTHER	0	05/01/2008
B21419	ADDITION	20,000	05/01/2008
R11265	REPAIR/RRF	4,000	05/01/2008
B0108387	FOUNDATION	2,000	06/01/2001
MH013521	MH MOVE-ON	0	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1881/1093	9/26/2013	SW	Q	I	02	45,200
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: POOSER BRANDON & DE						
1868/1007	5/07/2013	SW	U	I	12	100
GRANTOR: FREEDOM MORTGAGE CORP						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W56S4DCK=[YR=2007] W12S16E12 N16S23E56N27S.	

Total Acres: 1.09 Total Land Value: 32,700 Market: 0 Agricultural: 0 Common: 32,700 PRINTED 08/02/2023 BY SYS

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