PT OF SE1/4 OF SW1/4
IN OR 2128/1512
1999 GENA DWMH

SIMMONS WILLIAM M JR & TIFFANY/
3064 CODEY LANE
HILLIARD, FL 32046

2023

15-2N-23-0000-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

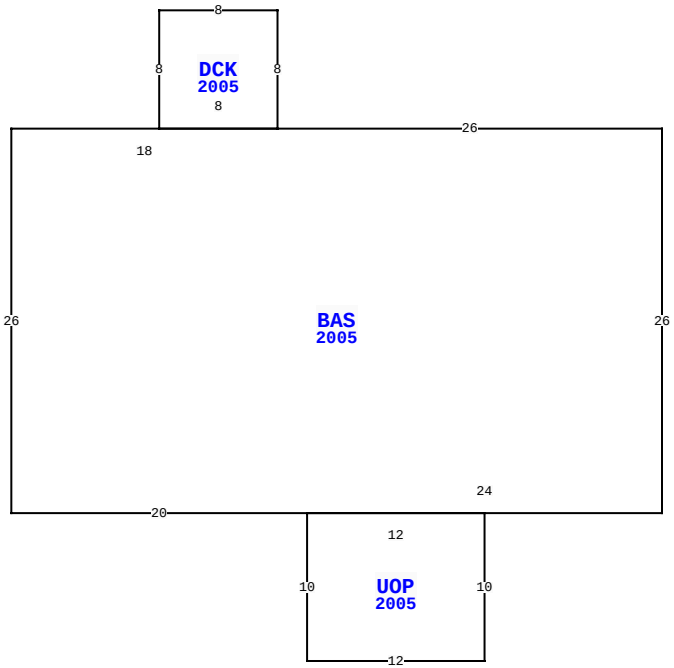
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,144	100	1,144	43,025
DCK	64	15	10	376
UOP	120	25	30	1,128
TOTALS	1,328		1,184	44,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,184	116.8000	81.76	96,804	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2020 Heated Area: 1144 HX Base Yr 2020



3064 CODEY LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,530
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		55,200
TOTAL MARKET VALUE		102,670
SOH/AGL Deduction		28,136
ASSESSED VALUE		74,534
TOTAL EXEMPTION VALUE	HX HB	49,534
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992578	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1512	6/22/2017	WD	U	I	37	22,000
GRANTOR: MCMAHEL DAMON CLARK						
GRANTEE: SIMMONS WILLIAM M J						
1857/0557	4/29/2013	WD	Q	I	02	29,000
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: MCMAHEL DAMON CLARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 DCK=[YR=2005] N8 W8 S8 E8$ W18 S26 E20
UOP=[YR=2005] S10 E12 N10 W12$ E24 N26$.

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	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	0006	OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,200							

REVIEW DATE 08/29/2019 BY TWA Total Acres: 1.84 Total Land Value: 55,200 Market: 0 Agricultural: 0 Common: 55,200 PRINTED 08/02/2023 BY SYS