

SIMPKINS ROBERT E & KRISTI LOYD
38314 OAK GROVE DRIVE
HILLIARD, FL 32046

15-2N-25-2980-0003-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
N/A 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 90
08 SHT VINYL 10
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100

04 Quality Level 04
0200 MOBILE HOME
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00
AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS1,2961001,29661,806

TOTALS1,2961,29661,806

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,296121.660085.16110,367199920040044.0056.00

1 M/H 94+ - 0% - 0Heated Area: 1296HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUE61,806
TOTAL MARKET OB/XF VALUE3,240
TOTAL LAND VALUE - MARKET35,000
TOTAL MARKET VALUE100,046
SOH/AGL Deduction19,303
ASSESSED VALUE80,743
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE80,743
TOTAL JUST VALUE100,046
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE73,403

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
2292/01237/18/2019WDQI0275,000
GRANTOR: HARVALLEN PROPERTIES
GRANTEE: SIMPKINS ROBERT E J
2283/04816/19/2019WDUI3750,800
GRANTOR: YANCEY WILBURN D & EL
GRANTEE: HARVALLEN PROPRTIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 S27 E48 N27\$.

LAND DESCRIPTION

TOTAL OB/XF3,240

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH000060.000.001.00AC1.001.001.0035,000.0035,000.0035,000

REVIEW DATE10/03/2022BYKBA

Total Acres: 1.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/02/2023 BY SYS