IN OR 2439/134
1994 SKYL DW/MH

ROLLINGS ANDREW LEE/ROLLINGS ELIZABETH M
2495 CHOLERTON LN
HILLIARD, FL 32046

2023

16-2N-23-0000-0001-0090

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

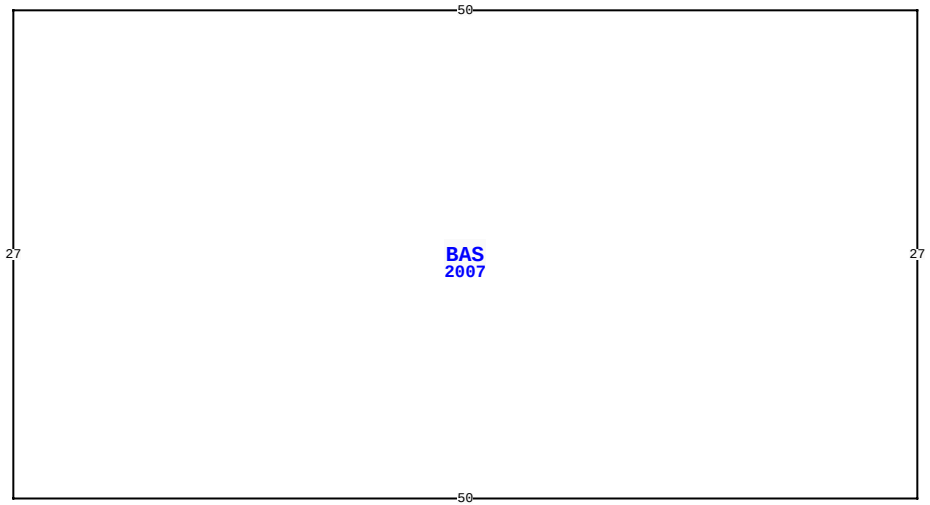
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	30,958
TOTALS	1,350		1,350	30,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,350	117.6000	76.44	103,194	1994	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2010 Heated Area: 1350 HX Base Yr 2010



2495 CHOLERTON LN, HILLIARD

BLD DATE	04/01/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		30,958
TOTAL MARKET OB/XF VALUE		5,934
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		134,392
SOH/AGL Deduction		77,572
ASSESSED VALUE		56,820
TOTAL EXEMPTION VALUE	HX HB	31,820
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95756	MH MOVE-ON	0	01/01/1995
93-081	MH MOVE-ON	8,000	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2439/0134	3/03/2021	QC	U	I	11	100
GRANTOR: ROLLINGS JAMI L						
GRANTEE: ROLLINGS ANDREW LEE						
1663/1168	2/19/2010	QC	U	I	30	35,000
GRANTOR: ROLLINGS ANDREW LEE &						
GRANTEE: ROLLINGS ANDREW LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W50S27E50N27$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	1996	1996	3	20	818	
3	0510	GARAGE WD-	0	100	24	20	480.00	SF	28.00	28.00	100	2000	2000	3	29	3,898	
4	0681	POLE SHED	0	100	16	10	192.00	SF	15.00	15.00	100	2001	2001	3	30	864	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	2003	2003	3	22	354	

LAND DESCRIPTION

TOTAL OB/XF 5,934

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	100	0007	OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	25,000.00	25,000.00	97,500							

REVIEW DATE 08/14/2018 BY TWX Total Acres: 3.90 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/02/2023 BY SYS