PT IN OR 2580/137
SEC 16-2N-23E

BEAUDRY ROBERT/BEAUDRY STEPHEN ET AL
2820 FLETCHER STREET
HOLLYWOOD, FL 33020

2023

16-2N-23-0000-0001-0130

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

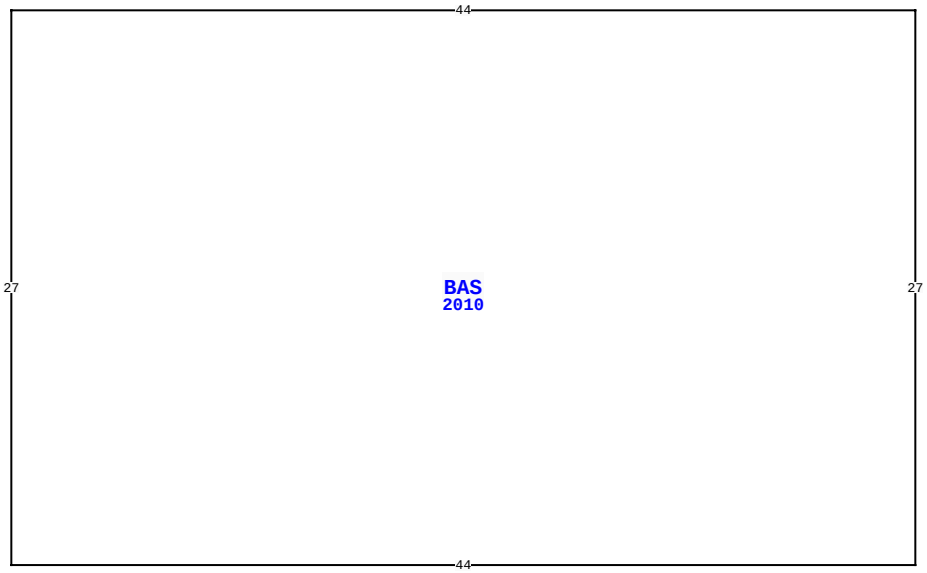
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	67,463
TOTALS	1,188		1,188	67,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,188	128.4800	83.51	99,210	2010	2010	0	0	0	32.00	68.00

1 MH 94NO RP – 0% - 2023 Heated Area: 1188 HX Base Yr



2595 CHOLERTON 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	67,463
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	115,463
SOH/AGL Deduction	0
ASSESSED VALUE	115,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,463
TOTAL JUST VALUE	115,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22855	NEW CONSTR	0	08/01/2010
M15576	H/AC	0	08/01/2010
P14411	NEW CONSTR	0	08/01/2010
MH5299	MH MOVE-ON	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/0117	1/19/2022	PR	U	I	11	100
GRANTOR: BEAUFRY DONNA ELAINE						
GRANTEE: BEAUDRY ROBERT N &						
2580/0137	7/25/2022	QC	U	I	11	100
GRANTOR: BEAUDRY NICHOLAS & ST						
GRANTEE: BEAUDRY ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W44 S27 E44 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007		0.00	0.00	1.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,000							

REVIEW DATE 08/14/2018 BY TWX Total Acres: 1.60 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/02/2023 BY SYS