SUB LOTS 34 & 35 EX R/W
IN OR 1704/160
1978 CONC DW/MH

ROMERO WALDO E SR TRUSTEE
27118 ROMERO DRIVE
HILLIARD, FL 32046

2023

16-3N-24-2580-0034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
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
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

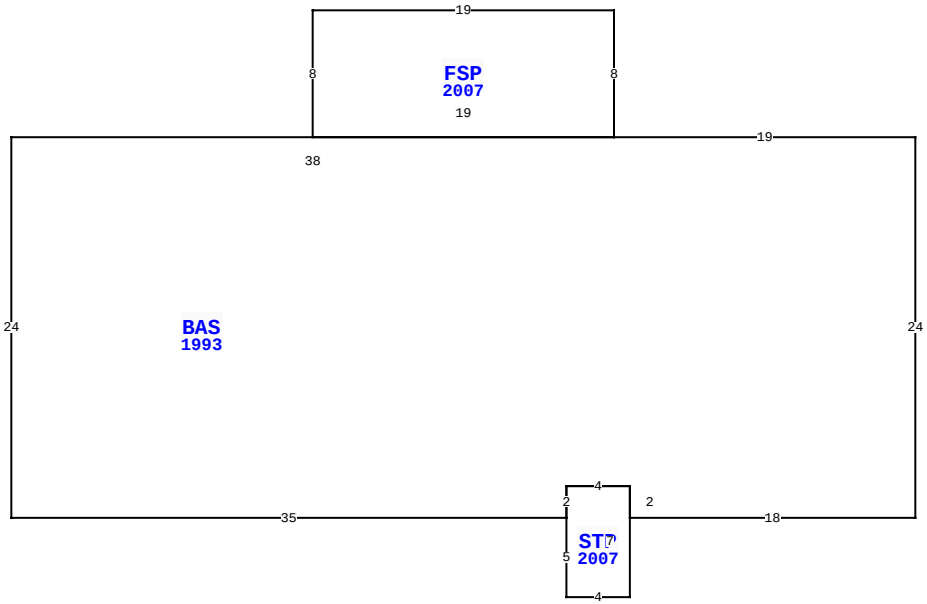
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1,360	30,604
FSP	152	60	91	2,048
STP	28	10	3	68
TOTALS	1,540		1,454	32,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,454	115.4000	75.01	109,065	1978	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1360 HX Base Yr



37078 SOUTH PINE ST, HILLIARD

BLD DATE	02/20/2008 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,720
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	44,000
TOTAL MARKET VALUE	76,720
SOH/AGL Deduction	18,883
ASSESSED VALUE	57,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,837
TOTAL JUST VALUE	76,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0710153	MH MOVE-ON	0	10/11/2007
	XFOB	1,000	05/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1704/0160	8/26/2010	WD	U	I	30	100
GRANTOR: ROMERO WALDO E SR & V						
GRANTEE: ROMERO WALDO E SR &						
1208/0113	2/12/2004	WD	Q	I		60,000
GRANTOR: LEAVER VINCENT						
GRANTEE: ROMERO WALDO E SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=2007] N8 W19 S8 E19$ W38S24 E35
STP=[YR=2007] S5E4N7 W4S2$N2E4S2 E18 N24$.

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	000102	C	SFR/MH	0		R1	0.00	0.00	2.00	UT		1.00	1.00	1.00	22,000.00	22,000.00	44,000							

REVIEW DATE 05/06/2020 BY TWA Total Acres: 0.00 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 08/02/2023 BY SYS