N1/2 OF LOT 40 IN OR 2504/1978
1987 WEST SW/MH
CORNWALL SURVEY

ART APPRAISAL AND ACQUISITIONS INC
2629 IROQUOIS AVE
JACKSONVILLE, FL 32210

2023

17-3N-24-2020-0040-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

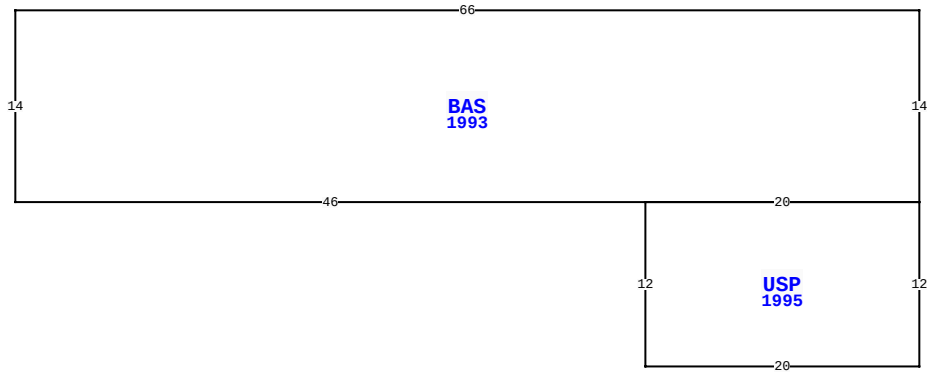
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	36,120
USP	240	50	120	4,691
TOTALS	1,164		1,044	40,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,044	97.0000	63.05	65,824	1987	2007	0	0	0	38.00	62.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,811
TOTAL MARKET OB/XF VALUE	4,559
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	125,370
SOH/AGL Deduction	7,465
ASSESSED VALUE	117,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,905
TOTAL JUST VALUE	125,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5286	CO ISSUED	0	07/08/2010
0604067	SWIM POOL	0	04/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/1978	9/27/2021	WD	Q	I	01	150,000
GRANTOR: MCCULLOUGH JOSEPH L I						
GRANTEE: ART APPRAISAL AND A						
1198/1032	12/30/2003	WD	U	I	01	80,000
GRANTOR: MCCULLOUGH JOSEPH LEE						
GRANTEE: MCCULLOUGH JOSEPH I						

15741 CR 108, HILLIARD

BLD DATE	04/02/2008	JH	LGL DATE	
XF DATE			LAND DATE	05/22/2023 MLU
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E46 USP=[YR=1995] S12 E20 N12 W20$ E20 N14$.

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
2	0681	POLE SHED	0	0	20	18	360.00	SF	15.00	15.00	100	1995	1995	3	24	1,296	
3	0681	POLE SHED	0	0	30	29	870.00	SF	15.00	15.00	100	1996	1996	3	25	3,263	

LAND DESCRIPTION

TOTAL OB/XF 4,559

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	0004		0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 04/14/2022 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS