IN OR 2645/726

HICKORY CREEK BUILDERS LLC
1417 SADLER RD #182
FERNANDINA BEACH, FL 32034

2023

18-4N-25-0000-0007-0080

BUILDING CHARACTERISTICS

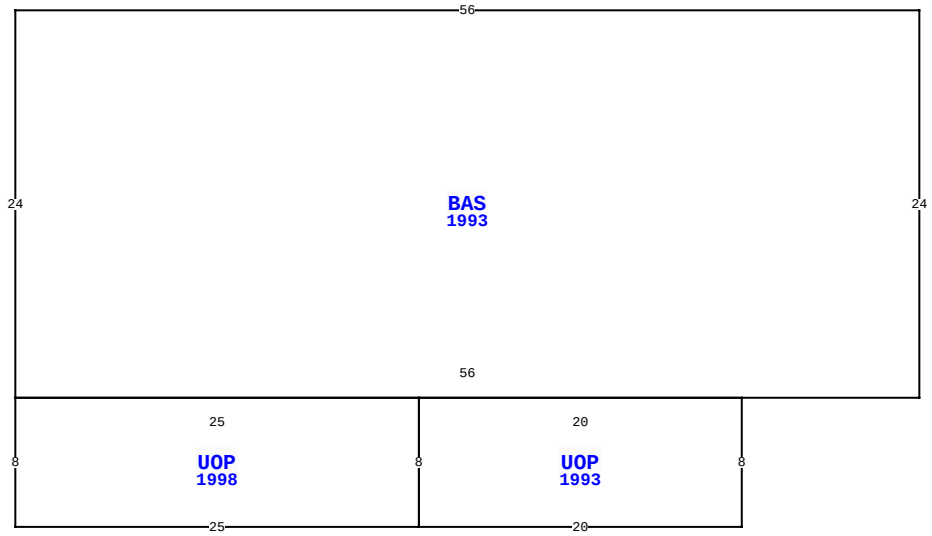
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	30,821
UOP	160	25	40	917
UOP	200	25	50	1,147
TOTALS	1,704		1,434	32,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,434	117.6000	76.44	109,615	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 50% - 2015 Heated Area: 1344 HX Base Yr 2015



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

376175 KINGS FERRY RD, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,884
TOTAL MARKET OB/XF VALUE		1,408
TOTAL LAND VALUE - MARKET		104,300
TOTAL MARKET VALUE		138,592
SOH/AGL Deduction		61,350
ASSESSED VALUE		77,242
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		52,242
TOTAL JUST VALUE		138,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/726	5/26/2023	WD	Q	I	01	110,000
GRANTOR: YOUNG VIRGINIA E &						
GRANTEE: HICKORY CREEK BUILD						
1943/0894	9/03/2014	QC	U	I	11	100
GRANTOR: YOUNG ROBERT A						
GRANTEE: WILSON AUSTIN L & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 UOP=[YR=1998] S8 E25 UOP=[YR=1993] E20 N8 W20 S8$ N8 W25$ E56 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
1	0751	UOP	0	50	44	8	352.00	SF	10.00	10.00	100	2004	2004	3	40	1,408	

LAND DESCRIPTION

TOTAL OB/XF 1,408

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	50	0006	OR	0.00	0.00	2.98	AC		1.00	1.00	1.00	35,000.00	35,000.00	104,300							

REVIEW DATE 07/28/2023 BY KW Total Acres: 2.98 Total Land Value: 104,300 Market: 0 Agricultural: 0 Common: 104,300 PRINTED 08/02/2023 BY SYS