LOT 3
IN OR 844/1867
R673535 & R673536

SMITH MACK A
28065 CONNER CUTOFF ROAD
HILLIARD, FL 32046

2023

19-4N-24-1212-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

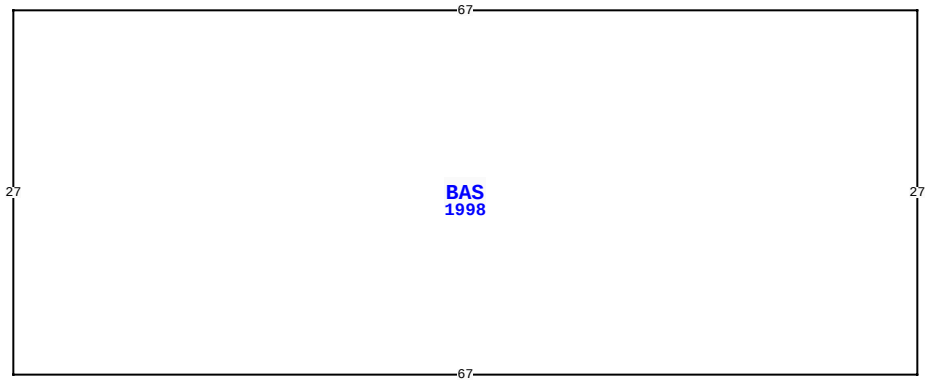
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,809	100	1,809	101,417
TOTALS	1,809		1,809	101,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,809	148.3200	103.82	187,810	1998	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 1999 Heated Area: 1809 HX Base Yr 1999



28065 CONNER CUTOFF RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		101,417
TOTAL MARKET OB/XF VALUE		7,855
TOTAL LAND VALUE - MARKET		47,400
TOTAL MARKET VALUE		156,672
SOH/AGL Deduction		92,048
ASSESSED VALUE		64,624
TOTAL EXEMPTION VALUE	HX HB	39,624
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		156,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982305	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0844/1867	8/14/1998	WD	U	V	13	19,500

GRANTOR: GATOR LAND COMPANY
GRANTEE: SMITH MACK A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W67 S27 E67 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0681	POLE SHED	0	100	22	20	440.00	SF	15.00	15.00	100	2013	2013	3	75	4,950	

LAND DESCRIPTION

TOTAL OB/XF 7,855

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		OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	30,000.00	30,000.00	47,400							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.58 Total Land Value: 47,400 Market: 0 Agricultural: 0 Common: 47,400 PRINTED 08/02/2023 BY SYS