

JOHNS CHARLES K
28244 POND VIEW CIR
HILLIARD, FL 32046

19-4N-24-1212-0004-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

14CARPET 70

08SHT VINYL 30

03CENTRAL 100

04AIR DUCTED 100

3 100

2 100

02WOOD FRAME 100

1. 1. 100

0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA09

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,2941001,29462,290

TOTALS1,2941,29462,290

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20753UEP001510150.00SF38.5038.50100201220123714,100

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES00005OR0.000.001.00AC1.001.001.0030,000.0030,000.0030,000

REVIEW DATE06/10/2021BYTWA

Total Acres: 1.00Total Land Value: 30,000Market: 0Agricultural: 0Common: 30,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,294122.800085.96111,232199920040044.0056.00

Heated Area: 1294HX Base Yr

BAS1999

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE62,290

TOTAL MARKET OB/XF VALUE4,100

TOTAL LAND VALUE - MARKET30,000

TOTAL MARKET VALUE96,390

SOH/AGL Deduction24,952

ASSESSED VALUE71,438

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE71,438

TOTAL JUST VALUE96,390

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE78,810

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

2162/047411/28/2017WDQI0155,000

GRANTOR: SEVER JASON

GRANTEE: JOHNS CHARLES K

1726/04661/28/2011WDUI1133,900

GRANTOR: EH POOLED 810 LP

GRANTEE: SEVER JASON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S25 R2 D2 E46 N27\$.