LOT 6
IN OR 2023/1922
1998 DESTINY DW/MH

HUCKLEBY KECIA GUARDIANSHIP OF
PO BOX 1424
HILLIARD, FL 32046

2023

19-4N-24-1212-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

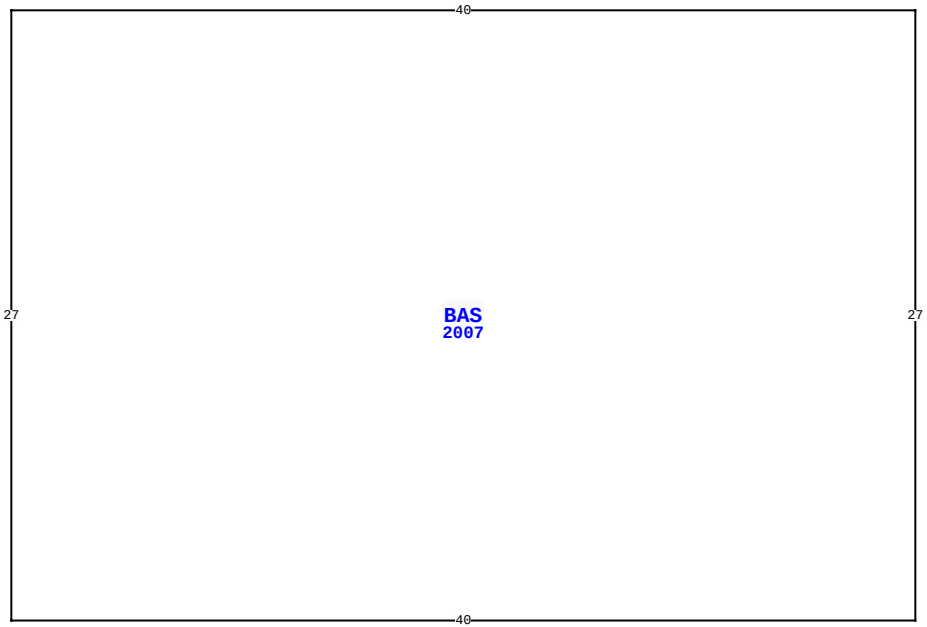
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	42,739
TOTALS	1,080		1,080	42,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	128.4800	89.94	97,135	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1080 HX Base Yr



BLD DATE	04/22/2008	JH	LGL DATE
XF DATE	04/22/2008	JH	LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

2886 CONNER CUTOFF RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,480
TOTAL MARKET OB/XF VALUE	452
TOTAL LAND VALUE - MARKET	41,100
TOTAL MARKET VALUE	92,032
SOH/AGL Deduction	13,858
ASSESSED VALUE	78,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,174
TOTAL JUST VALUE	92,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH9700	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2023/1922	12/21/2015	WD	U	I	11	100
GRANTOR: HUCKLEBY RHONDA L						
GRANTEE: HUCKLEBY KECIA GUAR						
1896/1963	12/27/2013	WD	Q	I	01	52,000
GRANTOR: JOHNSON WINFRED A						
GRANTEE: HUCKLEBY RHONDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S27 E40 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
2	0810	CONCRETE A	0	0	4	20	80.00	SF	6.50	6.50	100	2005	2005	3	87	452	

LAND DESCRIPTION

TOTAL OB/XF 452

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	0005	OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,100							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.37 Total Land Value: 41,100 Market: 0 Agricultural: 0 Common: 41,100 PRINTED 08/02/2023 BY SYS

LOT 6
IN OR 2023/1922
1998 DESTINY DW/MH

HUCKLEBY KECIA GUARDIANSHIP OF
PO BOX 1424
HILLIARD, FL 32046

2023

19-4N-24-1212-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

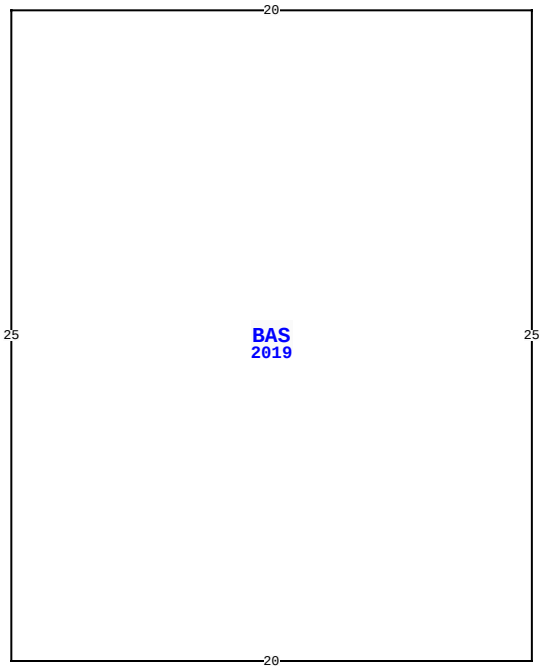
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	500	7,741
TOTALS	500		500	7,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	58.1900	20.37	10,185	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 0% - 0 Heated Area: 500 HX Base Yr



2886 CONNER CUTOFF RD, HILLIARD

BLD DATE	04/22/2008	JH	LGL DATE	
XF DATE	04/22/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,480
TOTAL MARKET OB/XF VALUE	452
TOTAL LAND VALUE - MARKET	41,100
TOTAL MARKET VALUE	92,032
SOH/AGL Deduction	13,858
ASSESSED VALUE	78,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,174
TOTAL JUST VALUE	92,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2023/1922	12/21/2015	WD	U	I	11	100
GRANTOR: HUCKLEBY RHONDA L						
GRANTEE: HUCKLEBY KECIA GUAR						
1896/1963	12/27/2013	WD	Q	I	01	52,000
GRANTOR: JOHNSON WINFRED A						
GRANTEE: HUCKLEBY RHONDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S25 E20 N25$.

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

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.37 Total Land Value: 41,100 Market: 0 Agricultural: 0 Common: 41,100 PRINTED 08/02/2023 BY SYS