LOT 7
LAKE HAMPTON HILLS PB 6/2

WILHITE KIMBERLY/KRAUSSLACH JOHN
553850 US HWY 1
HILLIARD, FL 32046

2023

19-4N-24-1212-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

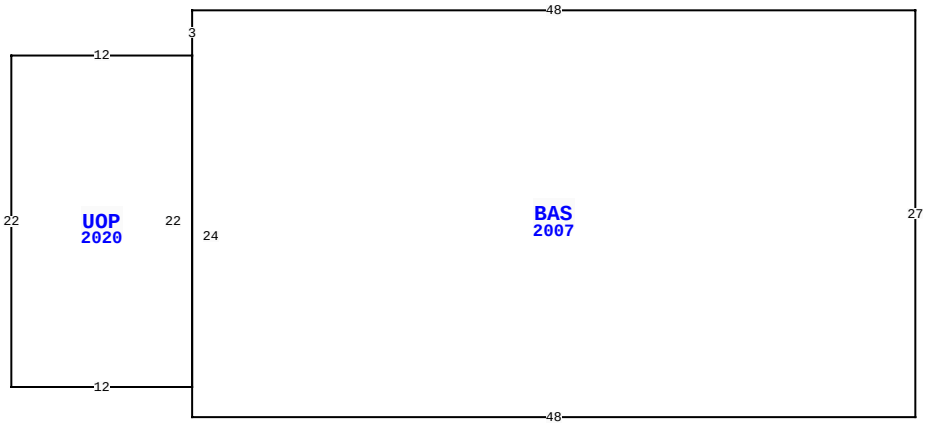
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,296	100	1,296	96,251
UOP	264	25	66	4,902
TOTALS	1,560		1,362	101,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,362	147.3600	103.15	140,490	1999	2012	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2020 Heated Area: 1296 HX Base Yr 2020



553850 US HWY 1, HILLIARD

BLD DATE	12/12/2007 JH	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		101,153
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		132,353
SOH/AGL Deduction		18,834
ASSESSED VALUE		113,519
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,519
TOTAL JUST VALUE		132,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003179	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/0058	5/03/2019	SW	Q	I	01	125,000
GRANTOR: RAYNEY DAY HOLDINGS L						
GRANTEE: WILHITE IMBERLY & K						
2236/1111	10/09/2018	SW	U	I	12	49,700
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: RAYNEY DAY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 S3 UOP=[YR=2020] W12 S22 E12 N22$ S24 E48 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

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
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/02/2023 BY SYS