LOT 13
IN OR 2231/617
LAKE HAMPTON HILLS PB 6/2

HADDOCK BRANDI
27359 GEIGER ROAD
HILLIARD, FL 32046

2023

19-4N-24-1212-0013-0000

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	03	Quality Level 03

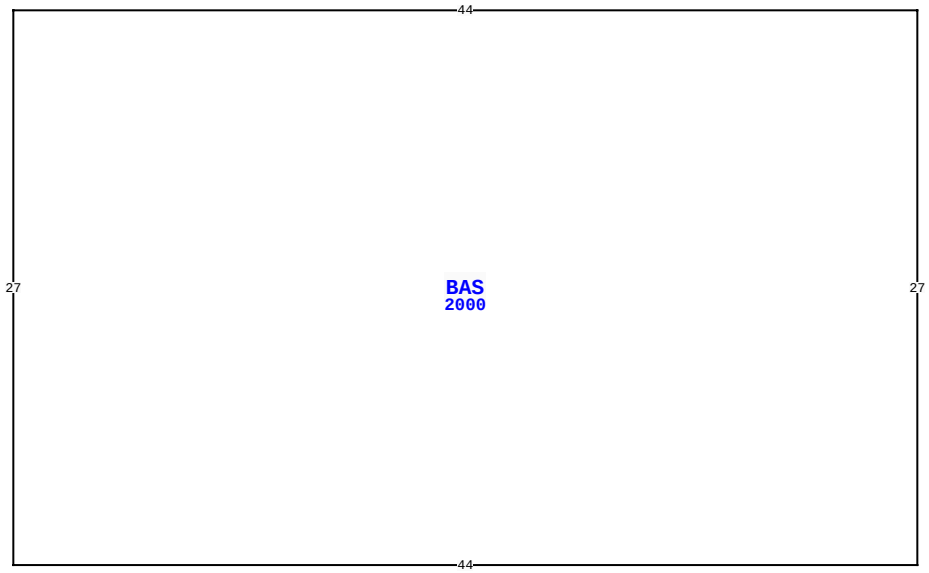
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	44,680
TOTALS	1,188		1,188	44,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	116.8000	81.76	97,131	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



553912 US HWY 1, 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	44,680
TOTAL MARKET OB/XF VALUE	2,994
TOTAL LAND VALUE - MARKET	31,200
TOTAL MARKET VALUE	78,874
SOH/AGL Deduction	10,088
ASSESSED VALUE	68,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,786
TOTAL JUST VALUE	78,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992769	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/0617	10/03/2018	WD	Q	I	01	50,000
GRANTOR: PURVIS WILLIAM B & SY						
GRANTEE: HADDOCK BRANDI						
2186/1741	3/13/2018	SW	U	I	11	100
GRANTOR: BLANCHARD JAMES M						
GRANTEE: PURVIS WILLIAM B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W44 S27 E44 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	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1999	1999	3	20	200	
4	0510	GARAGE WD-	0	0	18	18	324.00	SF	26.95	26.95	100	2002	2002	3	32	2,794	

LAND DESCRIPTION

TOTAL OB/XF 2,994

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	0		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200							

REVIEW DATE 05/14/2020 BY TWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/02/2023 BY SYS