LOT 15
IN OR 1687/402
2002 WFLD SW/MH

STUTSMAN KELLI ELAINE
553936 US HWY 1
HILLIARD, FL 32046

2023

19-4N-24-1212-0015-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

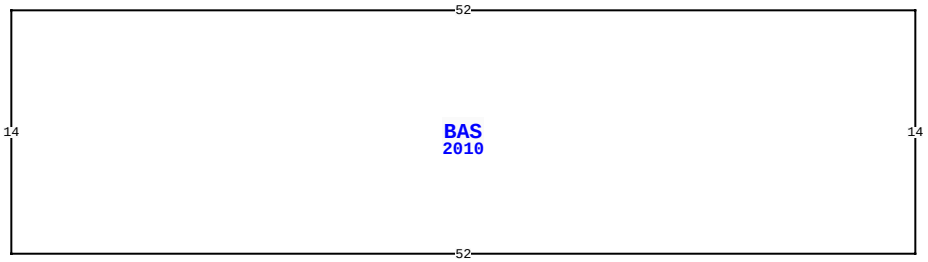
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	33,756
TOTALS	728		728	33,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	127.3800	89.17	64,916	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2019 Heated Area: 728 HX Base Yr 2019



553936 US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		33,756
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		65,436
SOH/AGL Deduction		25,412
ASSESSED VALUE		40,024
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,024
TOTAL JUST VALUE		65,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5302	CO ISSUED	0	09/01/2010
MH5302	MH MOVE-ON	0	09/01/2010
P14435	NEW CONSTR	0	09/01/2010
E22844	NEW CONSTR	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1687/0402	7/02/2010	WD	Q	V	03	10,000

GRANTOR: GATOR LAND COMPANY
GRANTEE: STUTSMAN KELLI E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W52 S14 E52 N14$.

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	100	12	8	96.00	SF	10.00	10.00	100	2010	2010	3	50	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	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 07/29/2020 BY TWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/02/2023 BY SYS