E 210' OF LOT 24
IN OR 518/358
R359359 & R359396

HOBBS GORDON F & CONNIE SUE
15634 CR 108
HILLIARD, FL 32046

2023

20-3N-24-2020-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

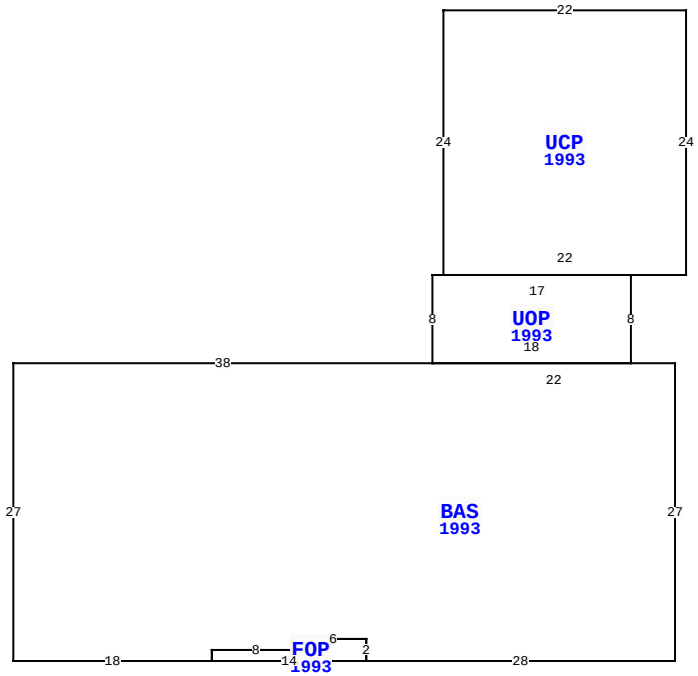
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	37,128
FOP	20	30	6	139
UCP	528	20	106	2,460
UOP	144	25	36	836
TOTALS	2,292		1,748	40,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,748	119.0000	77.35	135,208	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1600 HX Base Yr



15628 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,562
TOTAL MARKET OB/XF VALUE	5,466
TOTAL LAND VALUE - MARKET	45,600
TOTAL MARKET VALUE	91,628
SOH/AGL Deduction	27,673
ASSESSED VALUE	63,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,955
TOTAL JUST VALUE	91,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7219	ADDITION	6,120	05/09/1991
4981	XFOB	4,000	06/21/1988
7244	MH MOVE-ON	36,000	04/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0518/0358	5/21/1987	LE	U	V		100

GRANTOR: HOBBS GORDON
GRANTEE: GRIFFIS ORA

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W22 S24 UOP=[YR=1993] W1 S8 BAS=[YR=1993] W38 S27 E18 FOP=[YR=1993] E14 N2 W6 S1 W8 S1$ N1 E8 N1 E6 S2 E28 N27 W22$ E18 N8 W17$ E22 N24$.

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	0510	GARAGE WD-	0	0	16	16	256.00	SF	35.00	35.00	100	1989	1989	3	20	1,792	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0510	GARAGE WD-	0	0	11	23	253.00	SF	26.95	26.95	100	1989	1989	3	20	1,364	

LAND DESCRIPTION

TOTAL OB/XF 5,466

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	340.00	210.00	1.60	AC		1.00	1.00	0.95	30,000.00	28,500.00	45,600							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.60 Total Land Value: 45,600 Market: 0 Agricultural: 0 Common: 45,600 PRINTED 08/02/2023 BY SYS