IN OR 2262/1117
2007 NOBI DW/MH

MCDANIEL RODNEY F & JANET M
371370 HENRY SMITH ROAD
HILLIARD, FL 32046-8418

2023

21-3N-24-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

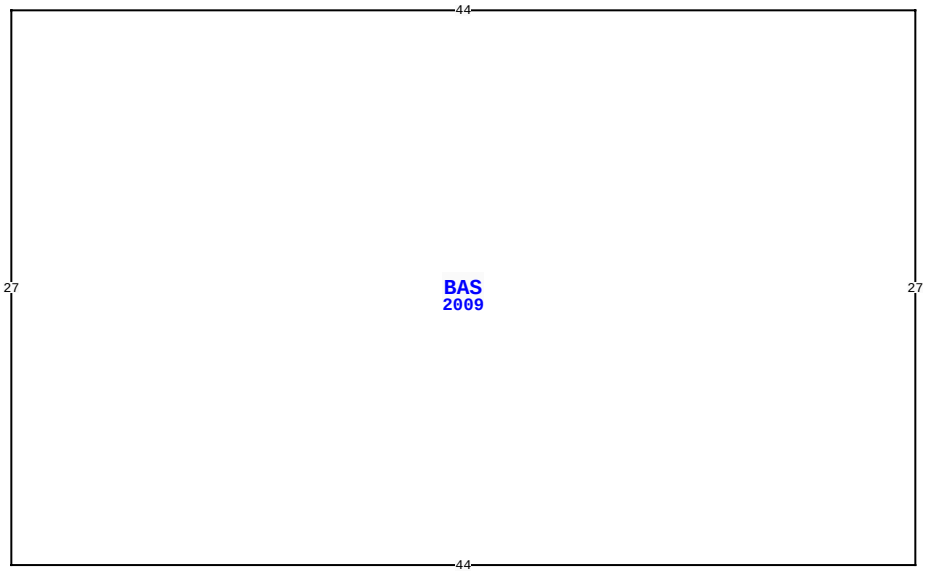
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	60,428
TOTALS	1,188		1,188	60,428

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	117.2000	82.04	97,464	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2010 Heated Area: 1188 HX Base Yr 2010



371370 HENRY SMITH RD, HILLIARD

BLD DATE	02/22/2008	JH	LGL DATE	
XF DATE	02/22/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,428
TOTAL MARKET OB/XF VALUE		9,005
TOTAL LAND VALUE - MARKET		42,075
TOTAL MARKET VALUE		111,508
SOH/AGL Deduction		41,175
ASSESSED VALUE		70,333
TOTAL EXEMPTION VALUE	HX HB	45,333
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24319	ADDITION	21,108	01/01/2011
C5197	CO ISSUED	0	07/01/2009
MH5197	MH MOVE-ON	0	06/01/2009
M14601	MECH OTHER	0	06/01/2009
P13804	OTHER	0	06/01/2009
B21158	DEMOLITION OF MH	1,500	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/1117	3/20/2019	QC	U	I	11	100
GRANTOR: MCDANIEL RODNEY F & J						
GRANTEE: MCDANIEL RODNEY F &						
1655/0286	12/04/2009	WD	U	I	16	9,600
GRANTOR: QUATTLEBAUM SHERRY ET						
GRANTEE: MCDANIEL RODNEY F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] 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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
2	0811	CONCRETE B	0	100	26	20	520.00	SF	5.20	5.20	100	2011	2011	3	93	2,515	
3	0810	CONCRETE A	0	100	9	9	81.00	SF	6.50	6.50	100	2011	2011	3	93	490	

LAND DESCRIPTION

TOTAL OB/XF 9,005

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	0006	OR	140.00	625.00	1.65	AC		1.00	1.00	0.85	30,000.00	25,500.00	42,075							

REVIEW DATE 02/16/2018 BY TWX Total Acres: 1.65 Total Land Value: 42,075 Market: 0 Agricultural: 0 Common: 42,075 PRINTED 08/02/2023 BY SYS