PT OF NE1/4 OF NE1/4
A/K/A TRACT D
2000 FLWD DW/MH

GRIFFIN SHAUN
15248 WILKINSON LN
HILLIARD, FL 32046

2023

22-2N-23-0000-0001-0120

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

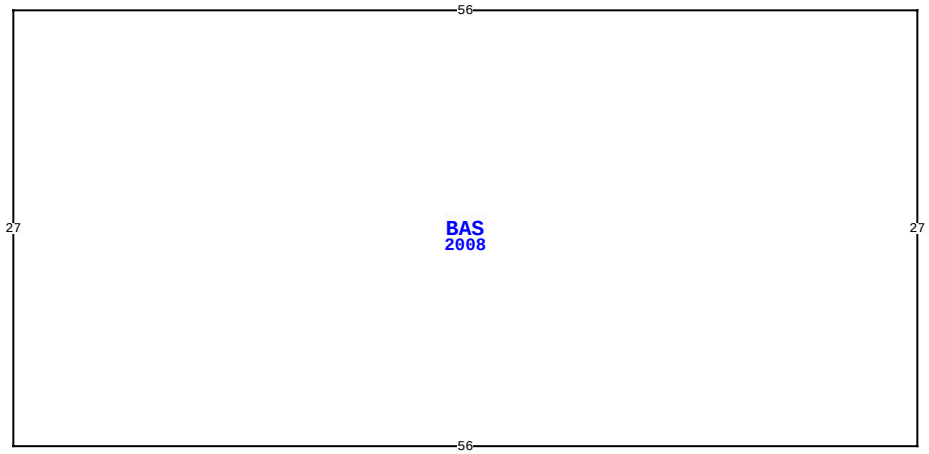
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	65,384
TOTALS	1,512		1,512	65,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.7000	90.09	136,216	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		65,384
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		184,490
TOTAL MARKET VALUE		249,874
SOH/AGL Deduction		110,355
ASSESSED VALUE		139,519
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,519
TOTAL JUST VALUE		249,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5137	MH MOVE-ON	0	11/01/2008
MH5137	CO ISSUED	0	10/16/2008
E21306	NEW CONSTR	2,000	10/01/2008
P13516	NEW CONSTR	0	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/0096	2/19/2019	WD	U	I	30	100,000
GRANTOR: GRIFFIN SCOTT						
GRANTEE: GRIFFIN SHAUN						
1248/1264	7/27/2004	WD	Q	V		75,000
GRANTOR: DAVIS JAMES CARL JR						
GRANTEE: GRIFFIN SCOTT						

15248 WILKINSON LN, HILLIARD

BLD DATE	04/22/2009 DJ	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S27 E56 N27$.

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	0007	OR	0.00	0.00	9.71	AC		1.00	1.00	1.00	19,000.00	19,000.00	184,490							

REVIEW DATE 08/06/2018 BY TWX Total Acres: 9.71 Total Land Value: 184,490 Market: 0 Agricultural: 0 Common: 184,490 PRINTED 08/02/2023 BY SYS