PT OF SEC 22-4N-23E
IN OR 168/201 & OR 217/29
PARCELS 3-4 & 3-6

HANSON GILBERT L & CONSTANCE
18134 TETON WAY
HILLIARD, FL 32046

2023

22-4N-23-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

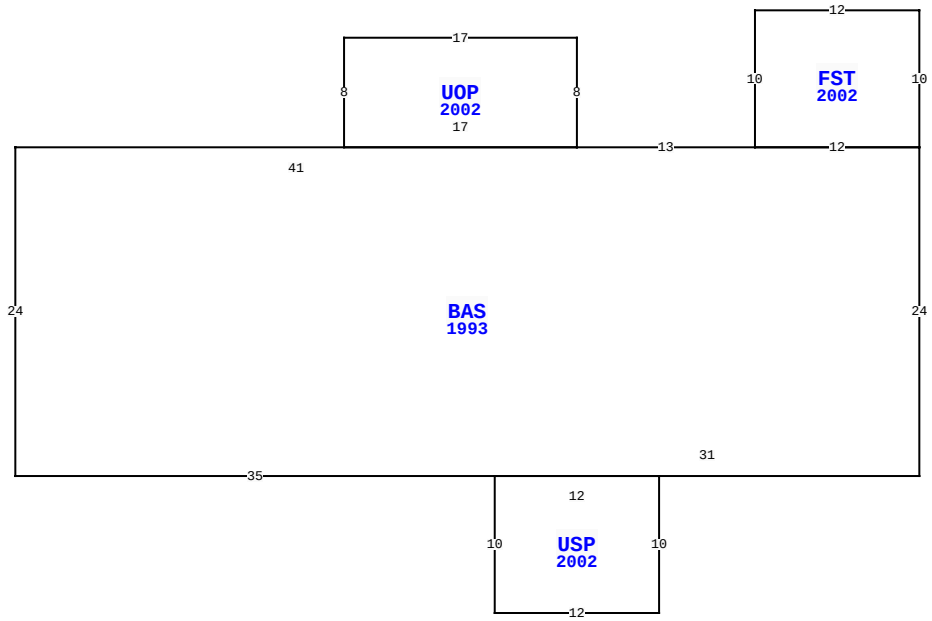
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	37,931
FST	120	65	78	1,868
UOP	136	25	34	814
USP	120	50	60	1,437
TOTALS	1,960		1,756	42,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,756	122.8000	79.82	140,164	1974	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1584 HX Base Yr



18134 TETON WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,049
TOTAL MARKET OB/XF VALUE		10,576
TOTAL LAND VALUE - MARKET		133,190
TOTAL MARKET VALUE		185,815
SOH/AGL Deduction		100,529
ASSESSED VALUE		85,286
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,286
TOTAL JUST VALUE		185,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013687	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0168/0201	1/01/1974	WD	Q	V		8,100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2002] W12 S10 BAS=[YR=1993] W13 UOP=[YR=2002] N8 W17 S8 E17$ W41 S24 E35 USP=[YR=2002] S10 E12 N10 W12$ E31 N24 W12$ E12 N10$.

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
2	0866	POOL FIBER	0	100	0	0	572.00	SF	39.60	39.60	100	1984	1984	3	20	4,530	
3	0681	POLE SHED	0	100	40	34	1,360.00	SF	15.00	15.00	100	1984	1984	3	20	4,080	
6	0350	CARPORT WD	0	100	30	24	720.00	SF	13.00	13.00	100	2002	2002	3	21	1,966	

LAND DESCRIPTION

TOTAL OB/XF 10,576

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	0005	OR	0.00	0.00	7.01	AC		1.00	1.00	1.00	19,000.00	19,000.00	133,190							

REVIEW DATE 04/19/2022 BY TWA Total Acres: 7.01 Total Land Value: 133,190 Market: 0 Agricultural: 0 Common: 133,190 PRINTED 08/02/2023 BY SYS