PT OF NW1/4 OF NE1/4 NE OF RD
IN OR 1197 PG 278
EX 2-10 & 2-11

HOWARD JAMES H & DONNIE R/
3743 ELLERY LANE
BRYCEVILLE, FL 32009

2023

23-2N-23-0000-0002-0010

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

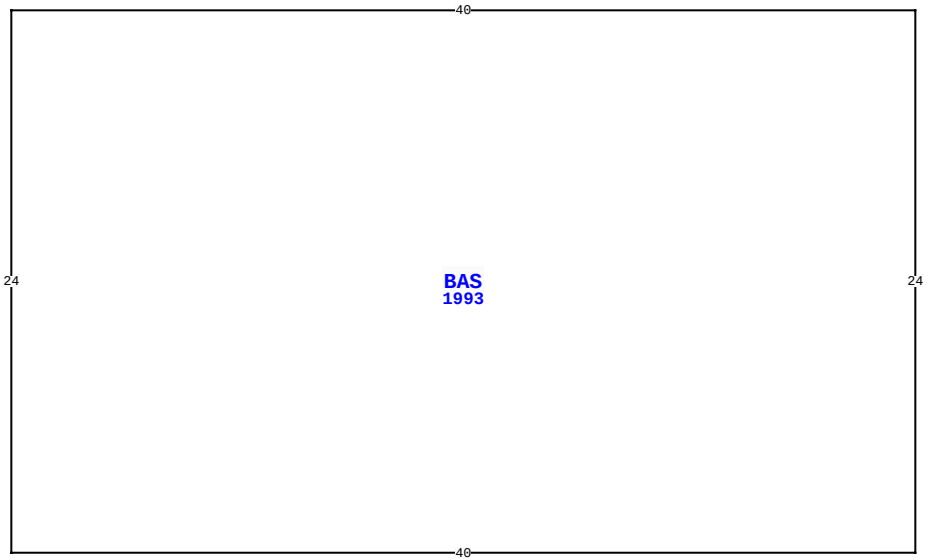
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	23,138
TOTALS	960		960	23,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	123.6000	80.34	77,126	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



4356 RIVER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	51,152
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	153,352
SOH/AGL Deduction	48,438
ASSESSED VALUE	104,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,914
TOTAL JUST VALUE	153,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145569	CO ISSUED	0	07/31/2014
8158	MH MOVE-ON	400	05/03/1990
8159	MH MOVE-ON	500	05/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1208/1544	2/17/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: HOWARD JAMES & DONN						
1197/0278	12/22/2003	CT	U	I	14	100
GRANTOR: LAFAYETTE JENNIFER						
GRANTEE: HOWARD JAMES H & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 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
3	0755	FSP	0	0	22	10	220.00	SF	20.00	20.00	100	2010	2010	3	50	2,200	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 08/29/2019 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
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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	03	Quality Level 03

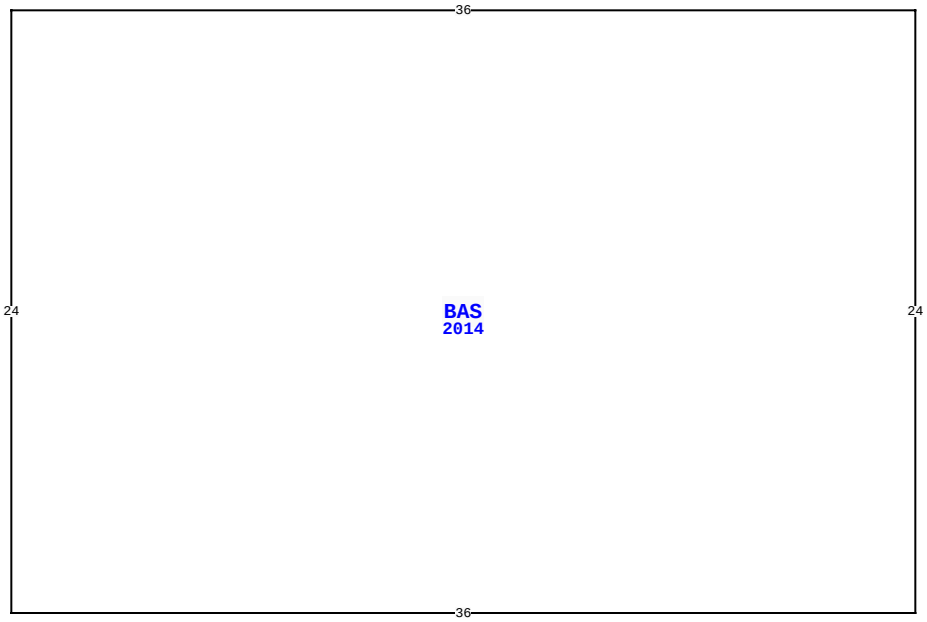
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	28,014
TOTALS	864		864	28,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	864	115.8000	81.06	70,036	1996	1996	0	0	0	60.00	40.00

2 M/H 94+ – 0% - 0 Heated Area: 864 HX Base Yr



4356 RIVER RD, HILLIARD

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SALES DATA

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1197/0278	12/22/2003	CT	U	I	14	100
GRANTOR: LAFAYETTE JENNIFER						
GRANTEE: HOWARD JAMES H & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W36 S24 E36 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/29/2019 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS