PT GOVT LOT 1 OF SEC 24-4N-23E
& PT OF EDWARD DIXON GRANT
SEC 42-4N-23E IN OR 2508/245

BEVILLE JEREMIAH EUGENE
28121 GHOSTRIDER TRL
HILLIARD, FL 32046

2023

24-4N-23-0000-0001-0020

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	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

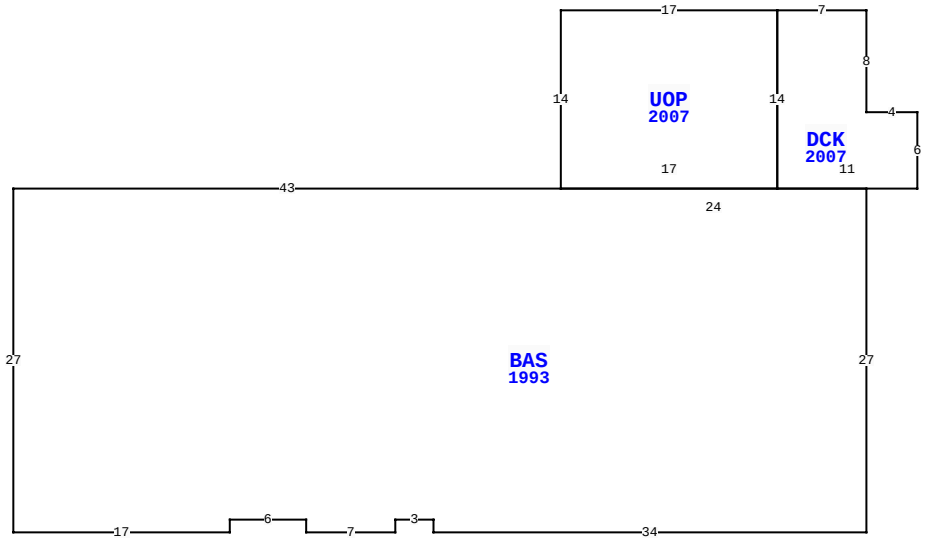
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	41,278
DCK	122	15	18	413
UOP	238	25	60	1,376
TOTALS	2,160		1,878	43,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,878	117.6000	76.44	143,554	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1800 HX Base Yr



28121 GHOSTRIDER TRL, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	43,066
TOTAL MARKET OB/XF VALUE	7,373
TOTAL LAND VALUE - MARKET	127,870
TOTAL MARKET VALUE	178,309
SOH/AGL Deduction	39,299
ASSESSED VALUE	139,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,010
TOTAL JUST VALUE	178,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94382	MH MOVE-ON	15,900	02/01/1994
8357	MH MOVE-ON	35,000	11/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0245	10/25/2021	WD	Q	I	01	158,000
GRANTOR: HOOSE SHARON L						
GRANTEE: BEVILLE JEREMIAH EU						
2492/0907	8/31/2021	QC	U	I	11	100
GRANTOR: HOOSE RONALD A JR						
GRANTEE: HOOSE SHARON L						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W7 UOP=[YR=2007] W17 S14 BAS=[YR=1993] W43 S27 E17 N1 E6 S1 E7 N1 E3 S1 E34 N27 W24$ E17 N14$ S14 E11 N6 W4 N8$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0510	GARAGE WD-	0	0	33	18	594.00	SF	26.25	26.25	100	1995	1995	3	24	3,742	
3	0681	POLE SHED	0	0	20	12	240.00	SF	11.25	11.25	100	1999	1999	3	28	756	
4	0810	CONCRETE A	0	0	11	9	99.00	SF	6.50	6.50	100	1992	1992	3	66	425	

LAND DESCRIPTION

TOTAL OB/XF 7,373

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	0	0004	OR	0.00	0.00	4.80	AC		1.00	1.00	1.00	19,000.00	19,000.00	91,200							
2	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.93	AC		1.00	1.00	1.00	19,000.00	19,000.00	36,670							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 6.73 Total Land Value: 127,870 Market: 0 Agricultural: 0 Common: 127,870 PRINTED 08/02/2023 BY SYS