PT OF SE1/4 OF NW1/4
IN OR 1474/377
ESMT OR 532/705

ZIMMER MARJORIE L
19951 NOLAN JONES RD
HILLIARD, FL 32046

2023

25-2N-23-0000-0005-0030

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	04	Quality Level 04

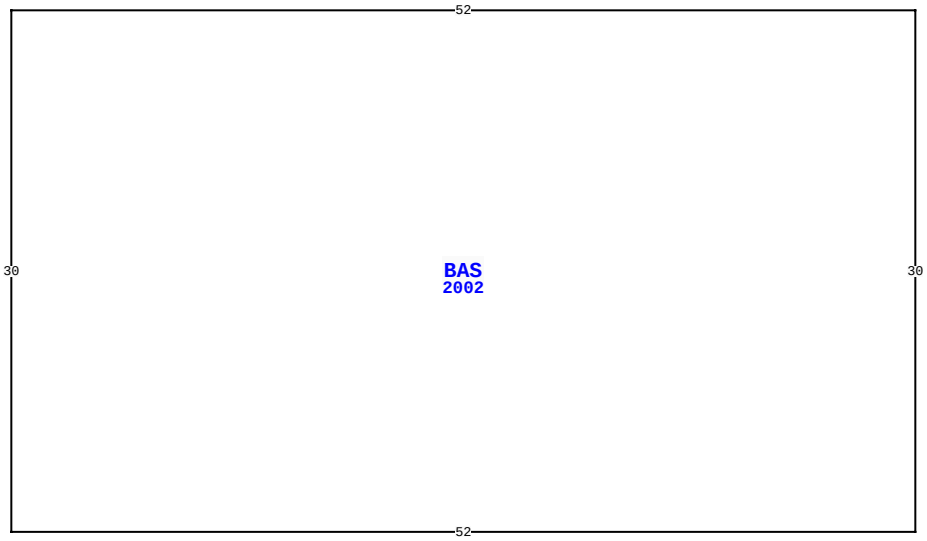
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	87,580
TOTALS	1,560		1,560	87,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	129.3600	90.55	141,258	2002	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2017 Heated Area: 1560 HX Base Yr 2017



19951 NOLAN JONES 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		87,580
TOTAL MARKET OB/XF VALUE		20,194
TOTAL LAND VALUE - MARKET		78,128
TOTAL MARKET VALUE		185,902
SOH/AGL Deduction		86,472
ASSESSED VALUE		99,430
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		44,430
TOTAL JUST VALUE		185,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007790	REPAIR/RRF	6,080	12/11/2017
MH023764	MH MOVE-ON	0	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/0377	1/25/2007	QC	U	I	06	140,000
GRANTOR: DEEN EDWARD BRYAN						
GRANTEE: ZIMMER LYMAN JOSEPH						
1423/1303	6/27/2006	QC	U	I	01	100
GRANTOR: DEEN EDWARD BRYAN & C						
GRANTEE: DEEN EDWARD B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S30 E52 N30$.

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	0940	SHEDS/PORT	0	100	15	15	225.00	SF	22.50	22.50	100	2001	2001	3	20	1,013	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
5	0681	POLE SHED	0	100	15	6	90.00	SF	11.25	11.25	100	2001	2001	3	30	304	
6	0681	POLE SHED	0	100	15	10	150.00	SF	11.25	11.25	100	2001	2001	3	30	506	
7	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2021	2021	3	97	7,760	
8	0351	CARPORT MT	0	100	30	26	780.00	SF	10.00	10.00	100	2021	2021	3	97	7,566	

LAND DESCRIPTION

TOTAL OB/XF 20,194

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	5.14	AC		1.00	1.00	0.80	19,000.00	15,200.00	78,128							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 5.14 Total Land Value: 78,128 Market: 0 Agricultural: 0 Common: 78,128 PRINTED 08/02/2023 BY SYS