PT OF NW 1/4 CASE# 05-DR-321
PARCELS 1 1-21 & 1-23
IN OR 2596/1414

MANNING WILLIAM ALTON/HADDON ERIN BROOKE ET AL
3001 MANNING LAKE LANE
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

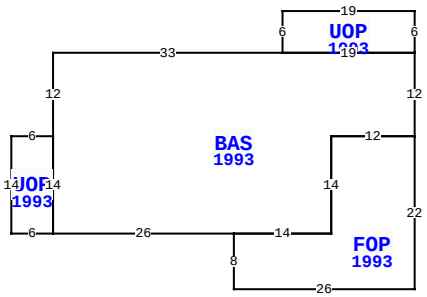
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	09
NEIGHBORHOOD/LOC	9001.00

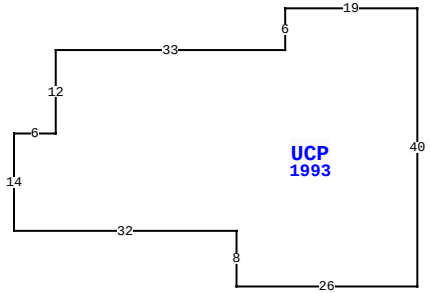
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	100,525
FOP	376	30	113	9,594
UCP	1,758	20	352	29,885
UOP	84	20	17	1,443
UOP	114	20	23	1,953
TOTALS	3,516		1,689	143,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	111.0000	100.18	169,204	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1184 HX Base Yr





1886 MCGUIRE 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	143,400
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	99,750
TOTAL MARKET VALUE	249,150
SOH/AGL Deduction	0
ASSESSED VALUE	249,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,150
TOTAL JUST VALUE	249,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH9926	MH MOVE-ON	0	01/04/1999
6705	NEW CONSTR	44,727	09/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1414	10/14/2022	WD	U	I	37	130,000
GRANTOR: MCGUIRE DENNIS J						
GRANTEE: MANNING WILLIAM & E						
0869/1555	2/26/1999	WD	Q	I		97,000
GRANTOR: LAUGHRIDGE JERRY R						
GRANTEE: MCGUIRE DENNIS J &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W19 S6 BAS=[YR=1993] W33 S12 UOP=[YR=1993] W6 S14 E6 N14$ S14 E26 FOP=[YR=1993] S8 E26 N22 W12 S14 W14 $ E14 N14 E12 N12 W19$ E19 N6$ PTR=E20 UCP=[YR=1993] E33 N6 E19 S40 W26 N8 W32 N14 E6 N12$ W20$.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	5.25	AC		1.00	1.00	1.00	19,000.00	19,000.00	99,750							

REVIEW DATE 07/01/2020 BY TW Total Acres: 5.25 Total Land Value: 99,750 Market: 0 Agricultural: 0 Common: 99,750 PRINTED 08/02/2023 BY SYS