IN OR 1478/95
R787713 & R787714

OWENS MARTIE M
18044 GERANIUM LN
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

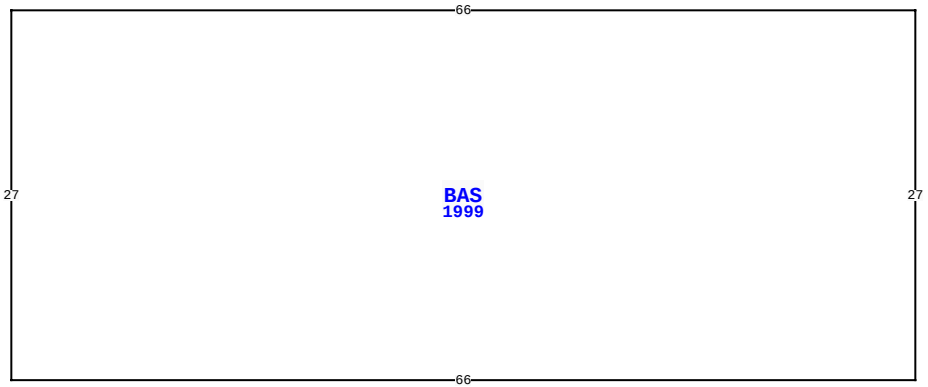
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,782	100	1,782	64,545
TOTALS	1,782		1,782	64,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.6000	82.32	146,694	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



18044 GERANIUM LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,545
TOTAL MARKET OB/XF VALUE	3,605
TOTAL LAND VALUE - MARKET	62,700
TOTAL MARKET VALUE	130,850
SOH/AGL Deduction	19,752
ASSESSED VALUE	111,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,098
TOTAL JUST VALUE	130,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/0095	2/12/2007	WD	Q	I		129,000
GRANTOR: REGISTER RICHARD D &						
GRANTEE: OWENS MARTIE M						
1350/1332	9/16/2005	WD	U	I	07	100
GRANTOR: HARMS VAN & GERALD						
GRANTEE: REGISTER RICHARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S27 E66 N27$.

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	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1998	1998	3	20	200	
2	1242	WD DECK A	0	0	10	25	250.00	SF	10.00	10.00	100	1998	1998	3	20	500	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 3,605

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		0.00	0.00	2.09	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,700							

REVIEW DATE 10/31/2017 BY TWX Total Acres: 2.09 Total Land Value: 62,700 Market: 0 Agricultural: 0 Common: 62,700 PRINTED 08/02/2023 BY SYS