PT OF S1/4 OF SEC 26-4N-23E
IN OR 2079/438 & ESMT IN
OR 1383/270

DUGGAN MICHAEL A & JANICE B
27014 GENERAL LEE ROAD
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

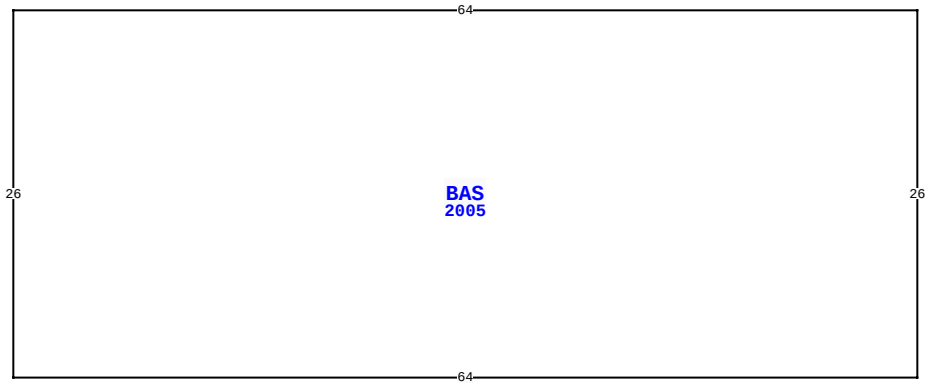
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,664	100	1,664	46,645
TOTALS	1,664		1,664	46,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,664	143.7600	93.44	155,484	1989	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 1664 HX Base Yr 2008



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,645
TOTAL MARKET OB/XF VALUE		12,642
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		134,287
SOH/AGL Deduction		81,864
ASSESSED VALUE		52,423
TOTAL EXEMPTION VALUE	HX HB	27,423
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4861	MH MOVE-ON	0	10/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/0438	10/19/2016	WD	U	I	11	100
GRANTOR: JOHNSON STEPHEN & MAR						
GRANTEE: DUGGAN MICHAEL A &						
1514/1280	7/24/2007	WD	Q	I		119,000
GRANTOR: JOHNSON STEPHEN W & M						
GRANTEE: DUGGAN MICHAEL A &						

27014 GENERAL LEE RD, HILLIARD

BLD DATE	03/07/2007	JH	LGL DATE	
XF DATE			LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

BUILDING NOTES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0751	UOP	0	100	20	8	160.00	SF	10.00	10.00	100	2007	2007	3	52	832	
3	0681	POLE SHED	0	100	26	26	676.00	SF	15.00	15.00	100	2019	2019	3	93	9,430	

BUILDING DIMENSIONS

BAS=[YR=2005] W64 S26 E64 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 12,642

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	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS