PT OF LOT 9
IN OR 2052/753
CORNWALL SURVEY OF

WHITTENBURG SYLVIA
373168 KINGS FERRY RD
HILLIARD, FL 32046

2023

26-4N-24-2020-0009-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

38111 SUN KING DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	0
TOTAL MARKET OB/XF VALUE	15,600
TOTAL LAND VALUE - MARKET	33,600
TOTAL MARKET VALUE	49,200
SOH/AGL Deduction	1,494
ASSESSED VALUE	47,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,706
TOTAL JUST VALUE	49,200
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2052/0753	6/13/2016	WD	U	I	11	1,400
GRANTOR: NICKS KENNETH L						
GRANTEE: WHITTENBURG SYLVIA						
0795/1829	6/09/1997	WD	U	I	01	100
GRANTOR: NICKS ELIZABETH A						
GRANTEE: NICKS KENNETH L						

BUILDING NOTES

BUILDING DIMENSIONS

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
4	0681	POLE SHED	0	0	30	40	1,200.00	SF	15.00	15.00	100	1990	1990	3	20	3,600	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,600

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,600							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.12 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 08/02/2023 BY SYS