



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
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
BAS	924	100	924
			21,586
TOTALS	924		924
			21,586

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MH	94NO RP	- 100%	- 2023								
				Heated Area: 924				HX Base Yr 2023				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2019 </div>												
				BLD DATE				LGL DATE				
				XF DATE				LAND DATE	06/13/2023 MLU			
				INC DATE				AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			38,526
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			68,526
SOH/AGL Deduction			0
ASSESSED VALUE			68,526
TOTAL EXEMPTION VALUE	HX HB		43,526
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			68,526
NCON VALUE			16,940
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009027	GARAGE	9,980	06/13/2022
19008880	CO ISSUED	0	08/19/2019
19007705	MH MOVE-ON	0	07/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2284/1489	6/24/2019	WD U	I	37	25,000	
GRANTOR: GRUBBS JIMMY LEE & VI						
GRANTEE: HOWELL JARED A						
2045/0607	5/03/2016	SW U	I	12	13,000	
GRANTOR: MART LEGAL TRUST 2015						
GRANTEE: GRUBBS JIMMY LEE &						

EXTRA FEATURES																
L N	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
20173 JAGUAR DR, HILLIARD																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
06/13/2023 MLU																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W66 S14 E66 N14\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

