PT GOVT LOT 1 OF SEC 27-2N-23E
IN OR 925/1603
{HMST14889AGA & HMST14889BGA}

HUNTER CHRISTOPHER & DANA M
20178 JAGUAR DRIVE
HILLIARD, FL 32046

2023

27-2N-23-0000-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

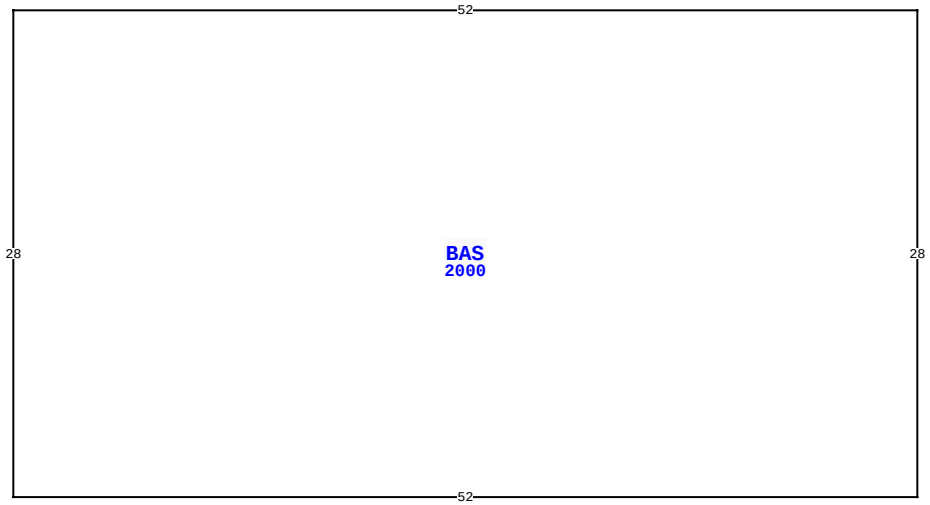
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,456	100	1,456	57,728
TOTALS	1,456		1,456	57,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	118.0000	82.60	120,266	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2001 Heated Area: 1456 HX Base Yr 2001



20178 JAGUAR DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		57,728
TOTAL MARKET OB/XF VALUE		3,311
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		91,039
SOH/AGL Deduction		42,242
ASSESSED VALUE		48,797
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,797
TOTAL JUST VALUE		91,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH0030	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0925/1603	3/27/2000	WD	U	V	01	100

GRANTOR: HUNTER WARREN & DEBOR

GRANTEE: HUNTER CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W52 S28 E52 N28$.

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	2000	2000	3	85	2,975	
2	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2002	2002	3	21	336	

LAND DESCRIPTION

TOTAL OB/XF 3,311

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/11/2017 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS