IN OR 2628/423
PARCELS 9 & 9-2
EX 9-3 & 9-4

PAYTON MICHAEL EDWIN & REBECA MARIA
442 OLDFIELD DRIVE
ORANGE PARK, FL 32003

2023

27-4N-23-0000-0009-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

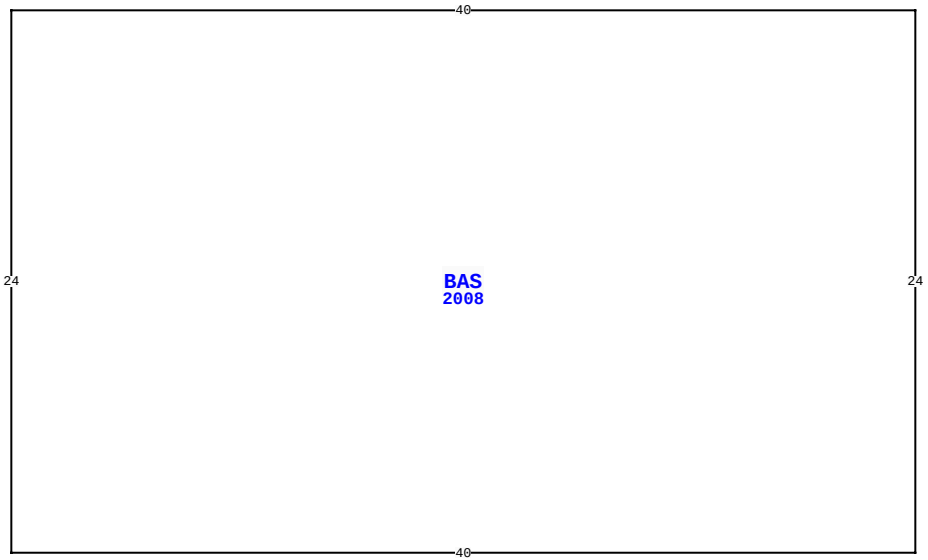
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	21,865
TOTALS	960		960	21,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	116.8000	75.92	72,883	1986	1986	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 960 HX Base Yr



18050 SAMS PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,383
TOTAL MARKET OB/XF VALUE	5,792
TOTAL LAND VALUE - MARKET	274,120
TOTAL MARKET VALUE	331,295
SOH/AGL Deduction	0
ASSESSED VALUE	331,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,295
TOTAL JUST VALUE	331,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4712	MH MOVE-ON	0	05/17/2006
MH4718	MH MOVE-ON	0	05/17/2006
M10186	TANKS/BLRS	0	12/01/2005
M10787	TANKS/BLRS	0	12/01/2005
P10410	OTHER	0	12/01/2005
P10465	OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/423	3/30/2023	WD	Q	I	01	290,000
GRANTOR: ABERNETHY MARK A JR &						
GRANTEE: PAYTON MICHAEL EDWI						
2584/0372	8/12/2022	LE	U	I	11	100
GRANTOR: ABERNETHY MARK A						
GRANTEE: ABERNETHY MARK A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 S24 E40 N24$.

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
3	0681	POLE SHED	0	0	24	20	480.00	SF	11.25	11.25	100	2005	2005	3	44	2,376	
4	0510	GARAGE WD-	0	0	16	16	256.00	SF	19.60	19.60	100	1996	1996	3	25	1,254	
5	0681	POLE SHED	0	0	16	8	128.00	SF	15.00	15.00	100	2006	2006	3	48	922	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 5,792

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	0005	OR	0.00	0.00	19.58	AC		1.00	1.00	1.00	14,000.00	14,000.00	274,120							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 19.58 Total Land Value: 274,120 Market: 0 Agricultural: 0 Common: 274,120 PRINTED 08/02/2023 BY SYS

IN OR 2628/423
PARCELS 9 & 9-2
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Quality	03	Quality Level 03

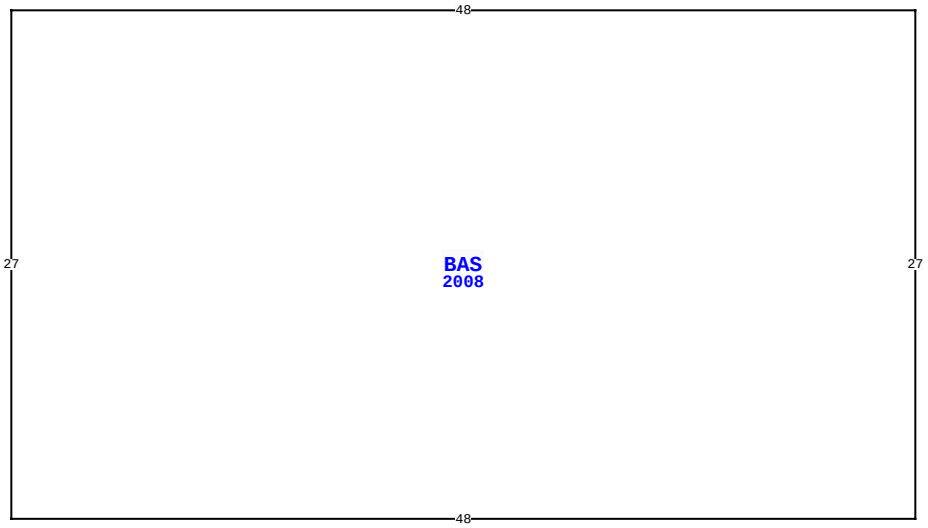
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	29,518
TOTALS	1,296		1,296	29,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	116.8000	75.92	98,392	1987	1987	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2023 Heated Area: 1296 HX Base Yr



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GRANTEE: PAYTON MICHAEL EDWI						
2584/0372	8/12/2022	LE	U	I	11	100
GRANTOR: ABERNETHY MARK A						
GRANTEE: ABERNETHY MARK A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S27 E48 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/31/2019 BY TWA Total Acres: 19.58 Total Land Value: 274,120 Market: 0 Agricultural: 0 Common: 274,120 PRINTED 08/02/2023 BY SYS