IN OR 2134/1390

**MCALONAN ALLEN LEE & DEBORAH**
18460 BROKEN ARROW RD
HILLIARD, FL 32046

**2023**

**27-4N-23-0000-0009-0030**

## 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 | 08 | SHT VINYL 100 |
| 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 | 05 | Quality Level 05 |

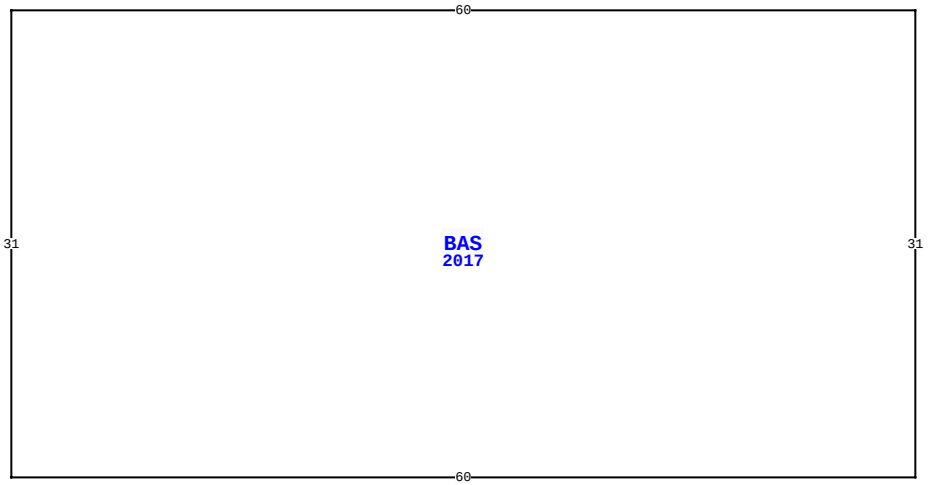
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,860 | 100 | 1,860 | 165,646 |
| TOTALS | 1,860 | | 1,860 | 165,646 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,860 | 136.8000 | 95.76 | 178,114 | 2017 | 2017 | 0 | 0 | 0 | 7.00 | 93.00 |

1 M/H 94+ – 100% - 2018 Heated Area: 1860 HX Base Yr 2018




18460 BROKEN ARROW RD, 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 | | 165,646 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 225,646 |
| SOH/AGL Deduction | | 82,854 |
| ASSESSED VALUE | | 142,792 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 92,792 |
| TOTAL JUST VALUE | | 225,646 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 178,948 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17005336 | CO ISSUED | 0 | 12/11/2017 |
| 17005336 | MH MOVE-ON | 0 | 08/24/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2134/1390 | 7/12/2017 | WD | Q | V | 01 | 25,200 |
| GRANTOR: SHIVERS CHARLES BRADL | | | | | | |
| GRANTEE: MCALONAN ALLEN LEE | | | | | | |
| 1878/0699 | 8/20/2013 | WD | U | I | 12 | 14,800 |
| GRANTOR: AMOS JAMES HOWARD | | | | | | |
| GRANTEE: SHIVERS CHARLES BRA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W60 S31 E60 N31$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 60,000 | | | | | | | |

REVIEW DATE 01/16/2018 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS