PT GOVT LOT 2 OF SEC 28-2N-23E
IN OR 964/1627
{2002 MERT-DW}

NELSON RAY E & GARVIN L
19653 CAPITAL DR
HILLIARD, FL 32046

2023

28-2N-23-0000-0002-0040

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 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	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

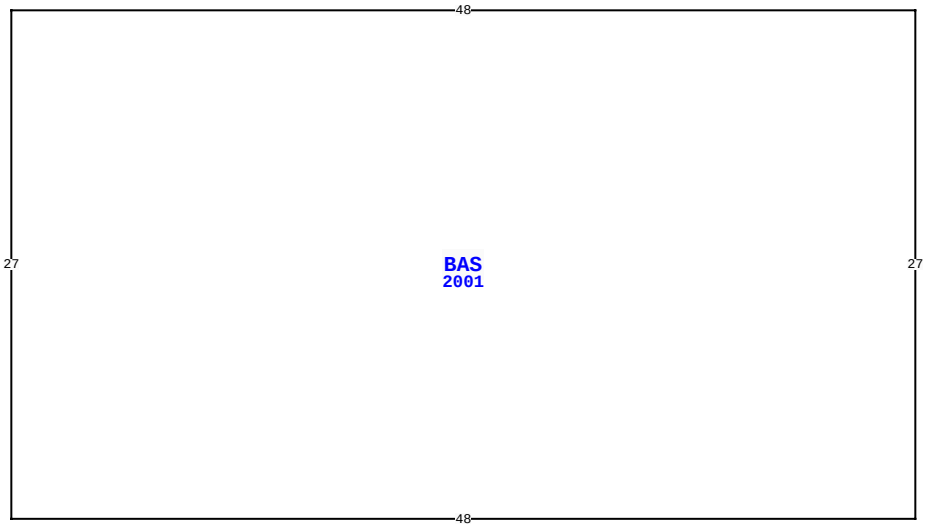
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	63,576
TOTALS	1,296		1,296	63,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	140.1600	98.11	127,151	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	63,576
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	108,750
TOTAL MARKET VALUE	172,726
SOH/AGL Deduction	56,078
ASSESSED VALUE	116,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,648
TOTAL JUST VALUE	172,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/1627	1/04/2001	WD	U	I	21	50,000

GRANTOR: ROWELL JOHNNY & SANDR
GRANTEE: NELSON RAY & GARVIN

19632 CAPITAL DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

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	1242	WD DECK A	0	0	0	0	80.00	SF	10.00	10.00	100	2010	2010	3	50	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S27 E48 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 400

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		OR	0.00	0.00	4.35	AC		1.00	1.00	1.00	25,000.00	25,000.00	108,750							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 4.35 Total Land Value: 108,750 Market: 0 Agricultural: 0 Common: 108,750 PRINTED 08/02/2023 BY SYS