PT OF SW 1/4 OF NW 1/4 PAR'S
3-1 & 3-4 IN OR 1764/1434
2012 JACO DW/MH

JAMES PAUL D EST
C/O MARGRETT JAMES, 48187 OLEANDER RD
HILLIARD, FL 32046

2023

28-4N-25-0000-0003-0010

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

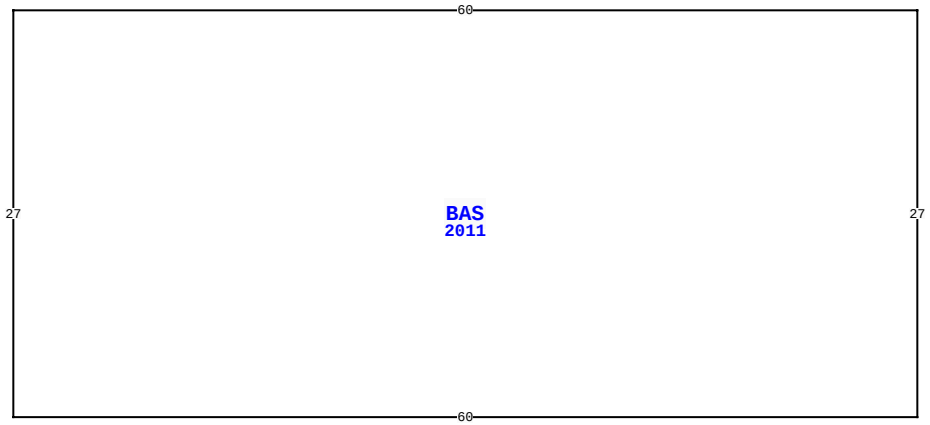
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	89,699
TOTALS	1,620		1,620	89,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	113.0000	79.10	128,142	2011	2011	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2012 Heated Area: 1620 HX Base Yr 2012



48187 OLEANDER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,699
TOTAL MARKET OB/XF VALUE		6,470
TOTAL LAND VALUE - MARKET		76,650
TOTAL MARKET VALUE		172,819
SOH/AGL Deduction		75,373
ASSESSED VALUE		97,446
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		42,446
TOTAL JUST VALUE		172,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B5384	CO ISSUED	0	12/14/2011
B25377	CARPORT	4,871	12/01/2011
B25384	XFOB	11,131	12/01/2011
M16687	H/AC	0	11/01/2011
E24040	NEW CONSTR	0	11/01/2011
P15252	NEW CONSTR	0	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1260	5/01/2018	QC	U	I	11	100
GRANTOR: JAMES MARGARET ELLEN						
GRANTEE: JAMES PAUL D						
1764/1434	11/08/2011	WD	Q	V	01	35,000
GRANTOR: PARKS JAMES EDWIN JR						
GRANTEE: JAMES PAUL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S27 E60 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
4	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	2011	2011	3	55	3,184	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	95	1,900	
6	0351	CARPORT MT	0	100	21	12	252.00	SF	10.00	10.00	100	2011	2011	3	55	1,386	

LAND DESCRIPTION

TOTAL OB/XF 6,470

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	35,000.00	35,000.00	41,650							

REVIEW DATE 07/28/2017 BY KBX Total Acres: 2.19 Total Land Value: 76,650 Market: 0 Agricultural: 0 Common: 76,650 PRINTED 08/02/2023 BY SYS