PT OF LOT 18 IN OR 1960/1446
CORNWALL SURVEY S/D OF
SEC 29-3N-24E PBK O/31

CARNLEY JOHNNY RICHARD
1206 ALLIGATOR ALLEY
HATHES CITY, FL 33844

2023

29-3N-24-2020-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

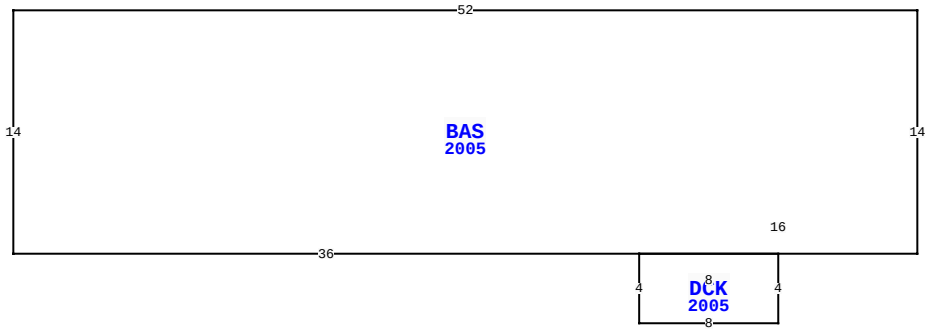
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	728	100	728	17,064
DCK	32	15	5	117
TOTALS	760		733	17,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	733	120.2000	78.13	57,269	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



26866 WILLIE HODGES RD, 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	0681	POLE SHED	0	0	11	8	88.00	SF	15.00	15.00	100	2007	2007	3	52	686	
2	0300	BOAT DCK W	0	0	20	8	160.00	SF	30.00	30.00	100	1995	1995	3	24	1,152	
3	1242	WD DECK A	0	0	11	8	88.00	SF	7.50	7.50	100	1995	1995	3	20	132	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,181
TOTAL MARKET OB/XF VALUE	1,970
TOTAL LAND VALUE - MARKET	113,810
TOTAL MARKET VALUE	132,961
SOH/AGL Deduction	53,033
ASSESSED VALUE	79,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,928
TOTAL JUST VALUE	132,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1960/1446	2/03/2015	QC	U	I	11	100
GRANTOR: SISSON CAROLYN						
GRANTEE: CARNLEY JOHNNY RICH						
1955/1877	1/06/2015	QC	U	I	11	100
GRANTOR: SISSON-TUCKER AMY M &						
GRANTEE: SISSON CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W52 S14 E36 DCK=[YR=2005] S4 E8 N4 W8$ E16 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,970

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	5.99	AC		1.00	1.00	1.00	19,000.00	19,000.00	113,810							

REVIEW DATE 08/16/2018 BY TWX Total Acres: 5.99 Total Land Value: 113,810 Market: 0 Agricultural: 0 Common: 113,810 PRINTED 08/02/2023 BY SYS