PT OF NW1/4 OF SE1/4
IN OR 2267/1960
R583666 & R583667

WHISENANT HENRY DEEN & ROBERTA
2752 RUBY DRIVE
HILLIARD, FL 32046

2023

30-3N-24-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

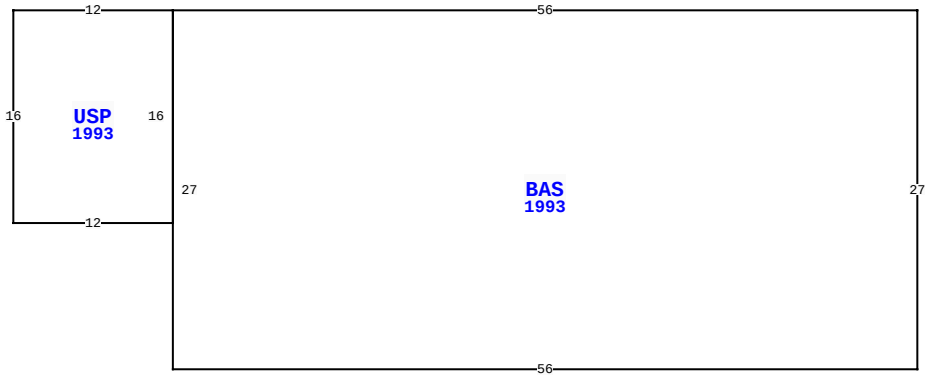
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,512	100	1,512	42,241
USP	192	50	96	2,682
TOTALS	1,704		1,608	44,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,608	122.8000	79.82	128,351	1990	1995	0	0	0	65.00	35.00

1 M/H 93- – 0% - 0 Heated Area: 1512 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

15438 CR 108, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	44,923
TOTAL MARKET OB/XF VALUE	2,560
TOTAL LAND VALUE - MARKET	37,260
TOTAL MARKET VALUE	84,743
SOH/AGL Deduction	21,513
ASSESSED VALUE	63,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,230
TOTAL JUST VALUE	84,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2267/1960	4/10/2019	WD	Q	I	01	58,000
GRANTOR: PRATHER RUTH						
GRANTEE: WHISENANT HENRY DEE						
0720/0006	12/13/1994	WD	Q	V		8,600
GRANTOR: LYNN KEVIN & KATHY S						
GRANTEE: PRATHER SAMUEL & RU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 USP=[YR=1993] W12 S16 E12 N16$ S27 E56 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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
4	1242	WD DECK A	0	0	11	5	55.00	SF	10.00	10.00	100	2001	2001	3	20	110	

LAND DESCRIPTION

TOTAL OB/XF 2,560

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	1.38	AC		1.00	1.00	0.90	30,000.00	27,000.00	37,260							

REVIEW DATE 06/25/2019 BY TW Total Acres: 1.38 Total Land Value: 37,260 Market: 0 Agricultural: 0 Common: 37,260 PRINTED 08/02/2023 BY SYS