IN OR 1839/1218
2000 GENA DW

CARR LAURIE A
28153 JACKSON TRAIL
HILLIARD, FL 32046

2023

30-4N-24-0000-0013-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

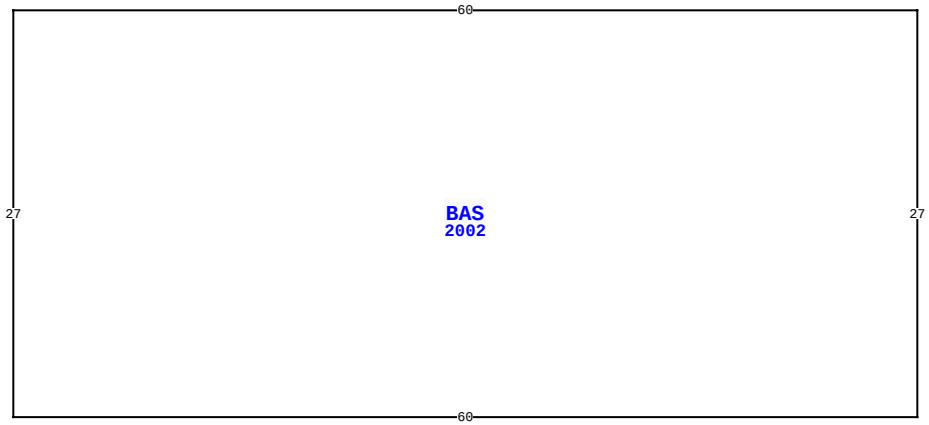
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	63,576
TOTALS	1,620		1,620	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	1,620	116.8000	81.76	132,451	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2014 Heated Area: 1620 HX Base Yr 2014



28153 JACKSON TRL, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		63,576
TOTAL MARKET OB/XF VALUE		4,876
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		98,752
SOH/AGL Deduction		56,628
ASSESSED VALUE		42,124
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,124
TOTAL JUST VALUE		98,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428245	ADDITION	15,142	01/01/2014
MH3510	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1839/1218	2/04/2013	WD	U	I	11	100
GRANTOR: CARR DONALD R JR & LA						
GRANTEE: CARR LAURIE A						
1837/0710	1/25/2013	WD	Q	I	02	35,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: CARR DONALD R JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
5	0810	CONCRETE A	0	100	20	17	340.00	SF	6.50	6.50	100	2004	2004	3	86	1,901	

LAND DESCRIPTION

TOTAL OB/XF 4,876

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	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS