LOT 62 E OF US 1
IN OR 552/107
CORNWALL SURVEY S/D OF

LLOYD JOHN W & JOANN
PO BOX 96
HILLIARD, FL 32046

2023

31-4N-24-2020-0062-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

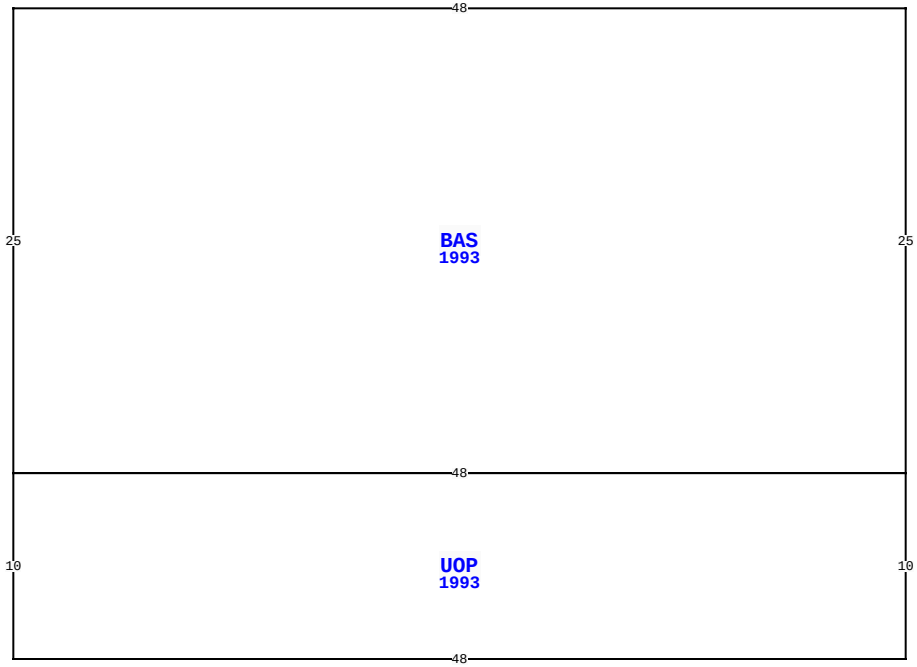
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
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	1,200	100	1,200	37,115
UOP	480	25	120	3,711
TOTALS	1,680		1,320	40,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,320	135.9600	88.37	116,648	1985	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1200 HX Base Yr



2842 JOHNNA LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,827
TOTAL MARKET OB/XF VALUE		11,706
TOTAL LAND VALUE - MARKET		54,900
TOTAL MARKET VALUE		107,433
SOH/AGL Deduction		66,982
ASSESSED VALUE		40,451
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,451
TOTAL JUST VALUE		107,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951614	REPAIR/RRF	4,896	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0552/0107	9/09/1988	WD	Q	V		8,000
GRANTOR: FUQUA FLORENCE R						
GRANTEE: LLOYD JOHN W						
0221/0516	7/22/1976	WD	U	I	01	100
GRANTOR: FUQUA BERTIE H ESTATE						
GRANTEE: FUQUA C C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S25 UOP=[YR=1993] S10 E48 N10 W48$ E48 N25$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
5	0811	CONCRETE B	0	100	0	0	915.00	SF	5.20	5.20	100	1988	1988	3	57	2,712	
6	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	1988	1988	3	57	2,736	
7	0811	CONCRETE B	0	100	24	25	600.00	SF	5.20	5.20	100	1994	1994	3	70	2,184	
8	0350	CARPORT WD	0	100	20	32	640.00	SF	13.00	13.00	100	1990	1990	3	20	1,664	
9	0751	UOP	0	100	36	12	432.00	SF	10.00	10.00	100	1999	1999	3	28	1,210	

LAND DESCRIPTION

TOTAL OB/XF 11,706

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	1.83	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,900							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 1.83 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 08/02/2023 BY SYS