SE1/4 OF SE1/4
IN OR 2357/1809
2009 SOUTHERN OAK DWMH

CHESSER KIMBERLY J
27411 SWEARINGEN ROAD
HILLIARD, FL 32034

2023

32-4N-24-0000-0017-0080

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	04	Quality Level 04

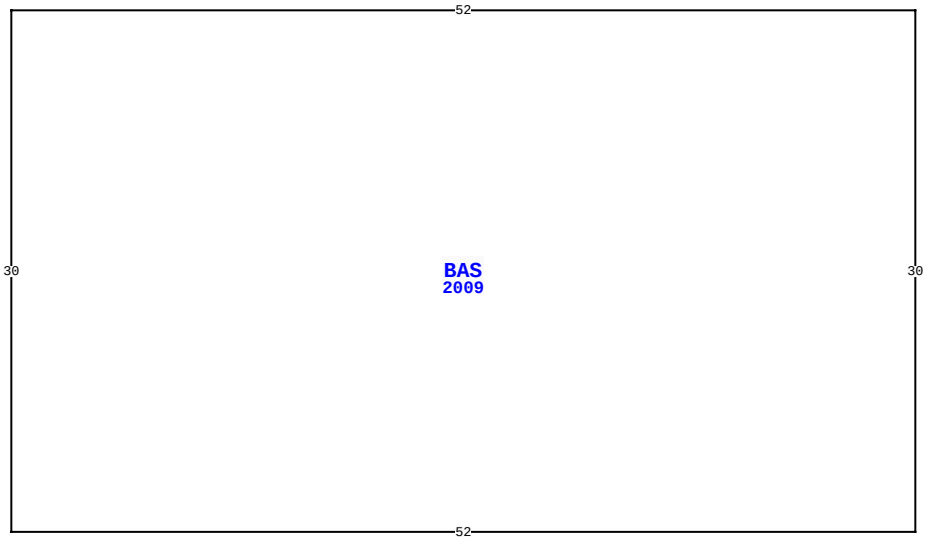
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	151,351
TOTALS	1,560		1,560	151,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	1,560	132.0000	92.40	144,144	2009	2015	0	0	105	15.00	105.00

1 M/H 94+ – 100% - 2021 Heated Area: 1560 HX Base Yr 2021



27411 SWEARINGEN RD, 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		151,351
TOTAL MARKET OB/XF VALUE		868
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		183,419
SOH/AGL Deduction		68,658
ASSESSED VALUE		114,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,761
TOTAL JUST VALUE		183,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5212	CO ISSUED	0	09/14/2009
MH5212	MH MOVE-ON	0	08/01/2009
M14754	MECH OTHER	0	08/01/2009
P13902	OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/1809	4/29/2020	WD	Q	I	01	170,000
GRANTOR: EDENFIELD LINDA C						
GRANTEE: CHESSER KIMBERLY J						
1641/0246	9/04/2009	WD	U	I	11	100
GRANTOR: EDENFIELD LINDA ETAL						
GRANTEE: EDENFIELD LINDA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S30 E52 N30$.

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	2005	2005	3	27	868	

LAND DESCRIPTION

TOTAL OB/XF 868

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		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200							

REVIEW DATE 06/15/2021 BY TWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/02/2023 BY SYS