PT GOVT LOT 4 OF SEC 33-3N-23E
IN OR 985/141
{1997 WEST SW}

BROWN NANCY VANZANT
31555 CR 121
HILLIARD, FL 32046

2023

33-3N-23-0000-0002-0030

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	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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

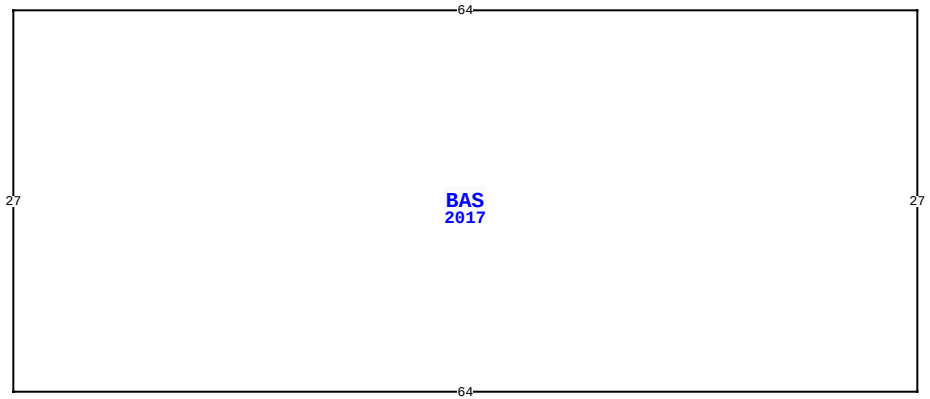
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	74,482
TOTALS	1,728		1,728	74,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,728	122.8000	79.82	137,929	1998	2003	0	0	0	46.00	54.00

1 MH 94NO RP – 0% - 0 Heated Area: 1728 HX Base Yr



24374 TUGGLE 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	74,482
TOTAL MARKET OB/XF VALUE	6,933
TOTAL LAND VALUE - MARKET	28,200
TOTAL MARKET VALUE	109,615
SOH/AGL Deduction	21,757
ASSESSED VALUE	87,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,858
TOTAL JUST VALUE	109,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971820	MH MOVE-ON	0	06/01/1997
8180	MH MOVE-ON	3,000	05/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0985/0141	5/08/2001	WD	U	I	01	7,500
GRANTOR: VANZANT MARK P ETAL						
GRANTEE: BROWN NANCY VANZANT						
0968/1623	1/31/2001	PR	U	I	01	100
GRANTOR: VANZANT MARK PRESTON						
GRANTEE: VANZANT MARK PRESTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W64 S27 E64 N27$. 93=S8E20 N8W20$ E20
UGR=[YR=1993] E2 4 N30W24S30$ 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
5	0753	UEP	0	0	15	14	210.00	SF	22.00	22.00	100	2017	2017	3	87	4,019	
6	0753	UEP	0	0	8	6	48.00	SF	22.00	22.00	100	2017	2017	3	87	919	
7	0810	CONCRETE A	0	0	0	0	310.00	SF	6.50	6.50	100	2019	2019	3	99	1,995	

LAND DESCRIPTION

TOTAL OB/XF 6,933

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	0	0005	OR	0.00	0.00	0.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	28,200							

REVIEW DATE 10/05/2020 BY TWA Total Acres: 0.94 Total Land Value: 28,200 Market: 0 Agricultural: 0 Common: 28,200 PRINTED 08/02/2023 BY SYS