PT GOVT LOT 4 OF SEC 33-3N-23E
IN OR 2368/1740

TUGGLE BEAU JAMES
1601 TOMLINSON RD
HILLIARD, FL 32046

2023

33-3N-23-0000-0002-0080

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

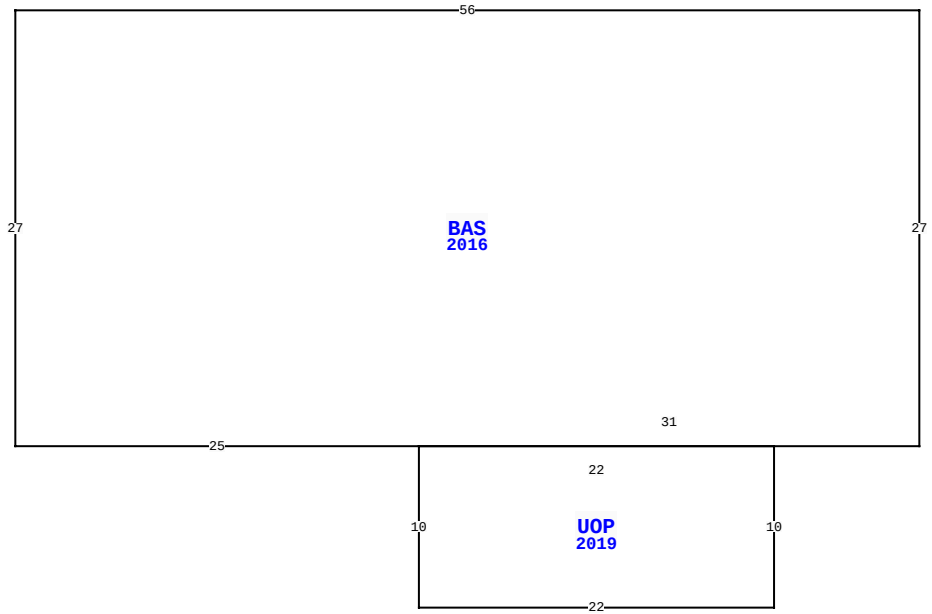
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	122,390
UOP	220	25	55	4,452
TOTALS	1,732		1,567	126,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,567	128.4800	89.94	140,936	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2017 Heated Area: 1512 HX Base Yr 2017



1601 TOMLINSON 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		147,618
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		81,000
TOTAL MARKET VALUE		228,618
SOH/AGL Deduction		89,095
ASSESSED VALUE		139,523
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,523
TOTAL JUST VALUE		228,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007622	GARAGE	42,021	08/21/2020
MH165703	CO ISSUED	0	02/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1740	4/25/2020	QC	U	I	11	100
GRANTOR: TUGGLE RALPH S & JOHN						
GRANTEE: TUGGLE BEAU J						
2006/0375	9/27/2015	QC	U	V	11	100
GRANTOR: TUGGLE RALPH STEVEN						
GRANTEE: TUGGLE BEAU JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S27 E25 UOP=[YR=2019] S10 E22 N10 W22$ E31 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR	0.00	0.00	2.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,000							

REVIEW DATE 11/23/2020 BY TW Total Acres: 2.70 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

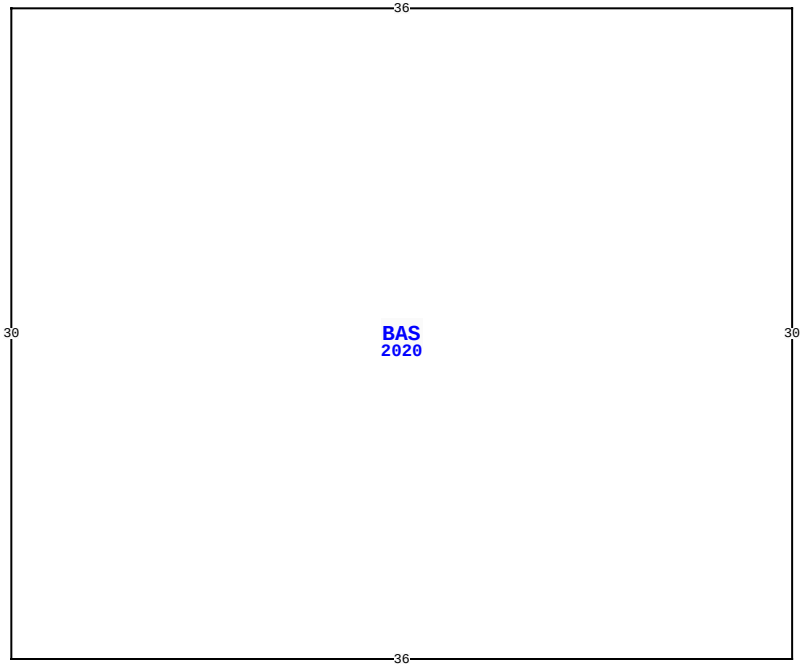
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	20,776
TOTALS	1,080		1,080	20,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	56.0740	19.63	21,200	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2017 Heated Area: 1080 HX Base Yr 2017



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GRANTOR: TUGGLE RALPH STEVEN						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W36 S30 E36 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

LAND DESCRIPTION

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