NE1/4 OF SW1/4 SE1/4 OF NW1/4
IN OR 2631/711
ESMT OR 1540/1717

CHAPMAN JOHN P & JILL B
511 APPLE CREEK DR
JACKSONVILLE, FL 32218

2023

33-4N-23-0000-0004-0080

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	13	LVT/LAMNT 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

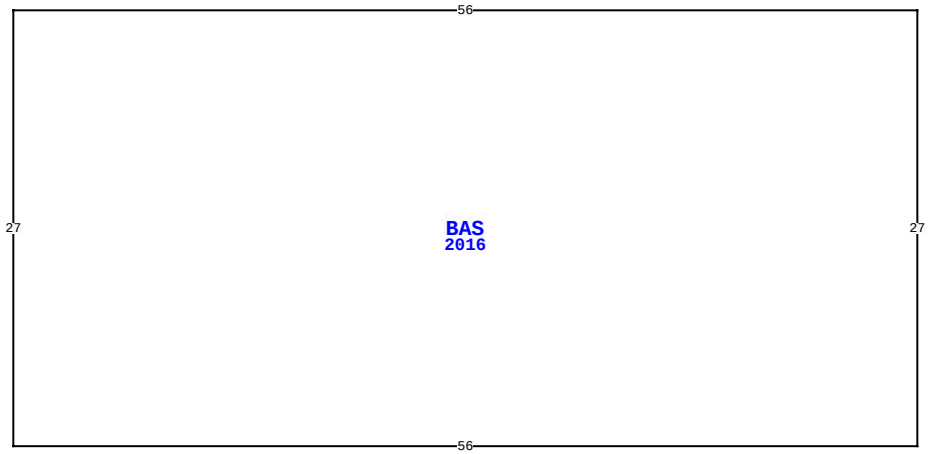
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	123,017
TOTALS	1,512		1,512	123,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	129.1400	90.40	136,685	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2023 Heated Area: 1512 HX Base Yr 2023



31142 KNIGHT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		123,016
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		217,800
TOTAL MARKET VALUE		340,816
SOH/AGL Deduction		0
ASSESSED VALUE		340,816
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		290,816
TOTAL JUST VALUE		340,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165761	CO ISSUED	0	11/18/2016
MH165761	MH MOVE-ON	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/711	4/14/2023	WD	Q	I	01	290,000
GRANTOR: WARD LISA V						
GRANTEE: CHAPMAN JOHN P & JI						
2054/0952	6/20/2016	QC	U	V	11	100
GRANTOR: TOLOSI DENISE SIKES						
GRANTEE: WARD LISA V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S27 E56 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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	14.52	AC		1.00	1.00	1.00	15,000.00	15,000.00	217,800							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 14.52 Total Land Value: 217,800 Market: 0 Agricultural: 0 Common: 217,800 PRINTED 08/02/2023 BY SYS