LOT 1 (F/K/A 1-4)
IN OR 2461/53
PEEKS ACRES PB 5/410

SLOAN ERIN L & JOEL
31326 KNIGHT RD
HILLIARD, FL 32046

2023

33-4N-23-1637-0001-0000

BUILDING CHARACTERISTICS

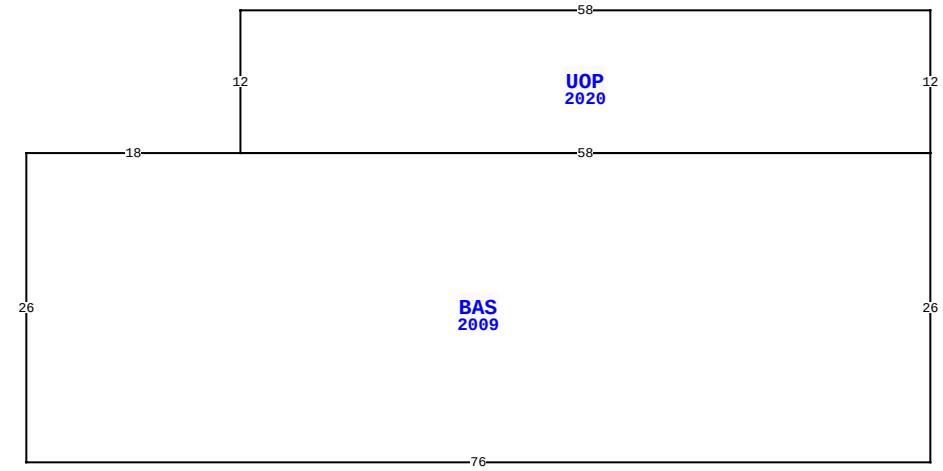
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,976	100	1,976	150,445
UOP	696	25	174	13,248
TOTALS	2,672		2,150	163,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,150	135.9600	95.17	204,616	2009	2014	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2018 Heated Area: 1976 HX Base Yr 2018



31326 KNIGHT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,588
TOTAL MARKET OB/XF VALUE		5,288
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		327,376
SOH/AGL Deduction		148,716
ASSESSED VALUE		178,660
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,660
TOTAL JUST VALUE		327,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5244	CO ISSUED	0	01/11/2010
P14083	OTHER	0	01/01/2010
MH5244	MH MOVE-ON	0	12/01/2009
M14985	H/AC	0	12/01/2009
B23047	NEW CONSTR	173,712	11/01/2009
C4824	CO ISSUED	0	12/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/0053	1/26/2021	WD	U	I	11	100
GRANTOR: SLOAN ERIN L & JOEL E						
GRANTEE: SLOAN JOEL & ERIN L						
2082/1058	11/04/2016	WD	Q	I	01	169,900
GRANTOR: SELF JUSTIN D						
GRANTEE: SLOAN ERIN L & JOEL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] W58 S12 BAS=[YR=2009] W18 S26 E76 N26 W58$ E58 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290	
2	0681	POLE SHED	0	100	0	0	374.00	SF	15.00	15.00	100	1994	1994	3	23	1,290	
3	0940	SHEDS/PORT	0	100	16	11	176.00	SF	20.10	20.10	100	1999	1999	3	20	708	

LAND DESCRIPTION

TOTAL OB/XF 5,288

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	7.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	142,500							

REVIEW DATE 10/05/2020 BY TWA Total Acres: 7.50 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 08/02/2023 BY SYS

LOT 1 (F/K/A 1-4)
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2023

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BUILDING CHARACTERISTICS

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		N/A 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

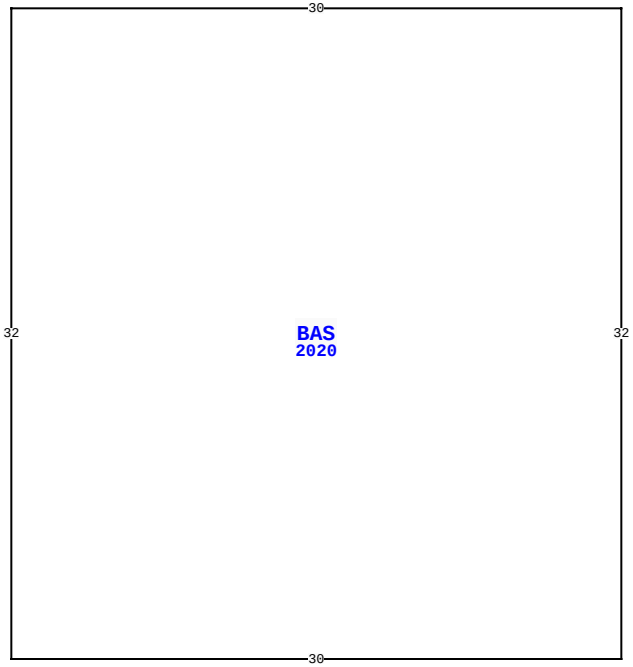
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	15,895
TOTALS	960		960	15,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	48.7620	17.07	16,387	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2018 Heated Area: 960 HX Base Yr 2018



31326 KNIGHT RD, HILLIARD

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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		327,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4824	MH MOVE-ON	0	12/31/2006
E17888	ELEC OTHER	0	08/01/2006
P11468	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/0053	1/26/2021	WD	U	I	11	100
GRANTOR: SLOAN ERIN L & JOEL E						
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2082/1058	11/04/2016	WD	Q	I	01	169,900
GRANTOR: SELF JUSTIN D						
GRANTEE: SLOAN ERIN L & JOEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S32 E30 N32$.

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

REVIEW DATE 10/05/2020 BY TWA Total Acres: 7.50 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 08/02/2023 BY SYS