LOT 2
PROSPECT LANDING PB 6/30

**SCARBOROUGH WILLIAM & LAURADA**
391354 PROSPECT LANDING RD
HILLIARD, FL 32046

**2023**

**33-5N-24-166L-0002-0000**

## 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 | 03 | Quality Level 03 |

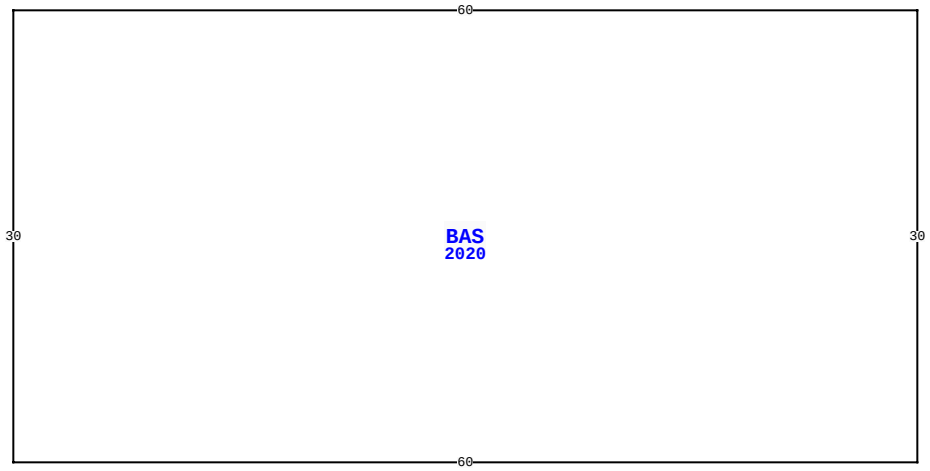
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 144,225 |
| TOTALS | 1,800 | | 1,800 | 144,225 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,800 | 116.8000 | 81.76 | 147,168 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 M/H 94+ – 100% - 2021 Heated Area: 1800 HX Base Yr 2021




391354 PROSPECT LANDING RD, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,225 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 188,442 |
| TOTAL MARKET VALUE | | 332,667 |
| SOH/AGL Deduction | | 116,523 |
| ASSESSED VALUE | | 216,144 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 166,144 |
| TOTAL JUST VALUE | | 332,667 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 263,245 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20007578 | CO ISSUED | 0 | 08/21/2020 |
| 20003553 | MH MOVE-ON | 0 | 04/27/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2332/0532 | 1/14/2020 | WD | Q | V | 01 | 110,000 |
| GRANTOR: B Y FRANKLIN PROPERTI | | | | | | |
| GRANTEE: SCARBOROUGH WILLIAM | | | | | | |
| 2205/0300 | 6/15/2018 | WD | Q | V | 01 | 75,000 |
| GRANTOR: BISHOP COREY ALLEN | | | | | | |
| GRANTEE: B Y FRANKLIN PROPER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W60 S30 E60 N30$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | | 0.00 | 0.00 | 5.51 | AC | | 1.00 | 1.00 | 1.80 | 19,000.00 | 34,200.00 | 188,442 | | | | | | | |

REVIEW DATE 10/20/2020 BY TW Total Acres: 5.51 Total Land Value: 188,442 Market: 0 Agricultural: 0 Common: 188,442 PRINTED 08/02/2023 BY SYS