PT OF NW1/4 OF NW1/4
IN OR 1173/1098
PARCELS 5-6 & 5-7

FUTRILL RAYMOND & ELLEN
3183 BARBARA LANE
HILLIARD, FL 32046

2023

34-2N-23-0000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	06	Quality Level 06

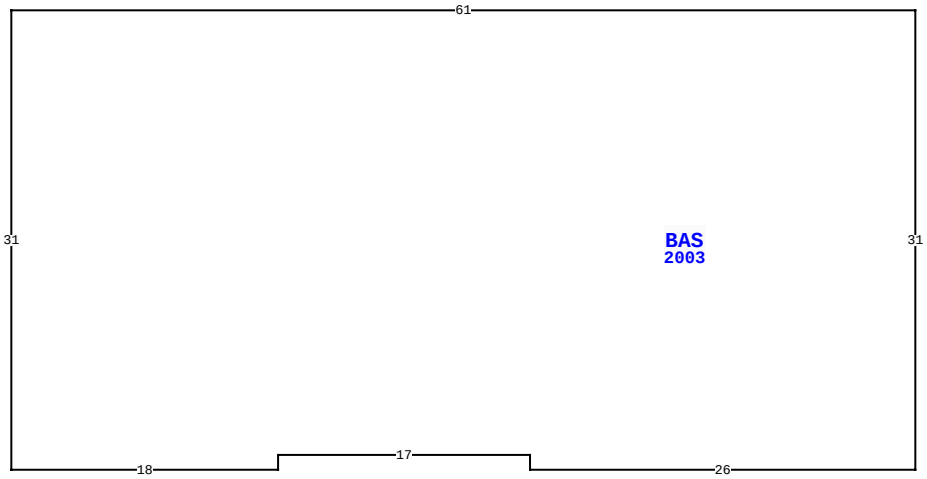
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	107,925
TOTALS	1,874		1,874	107,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,874	152.3600	106.65	199,862	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2004 Heated Area: 1874 HX Base Yr 2004



3183 BARBARA LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		107,925
TOTAL MARKET OB/XF VALUE		5,611
TOTAL LAND VALUE - MARKET		75,750
TOTAL MARKET VALUE		189,286
SOH/AGL Deduction		106,747
ASSESSED VALUE		82,539
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,539
TOTAL JUST VALUE		189,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1173/1098	9/19/2003	WD	Q	V		29,500
GRANTOR: HEMPHILL WILLIAM E						
GRANTEE: FUTRILL RAYMOND & E						
1093/1613	11/12/2002	QC	U	V	01	100
GRANTOR: HEMPHILL WILLIAM E &						
GRANTEE: HEMPHILL WILLIAM E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W61 S31 E18 N1 E17 S1 E26 N31$.

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	1242	WD DECK A	0	100	17	8	136.00	SF	10.00	10.00	100	2003	2003	3	22	299	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
3	0752	USP	0	100	31	12	372.00	SF	15.00	15.00	100	2004	2004	3	40	2,232	

LAND DESCRIPTION

TOTAL OB/XF 5,611

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	3.03	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,750							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.03 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/02/2023 BY SYS