PT OF NW1/4 OF NW1/4
IN OR 2367/1198

SUDDEATH THOMAS JR
3195 BARBARA LN
HILLIARD, FL 32046

2023

34-2N-23-0000-0005-0110

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

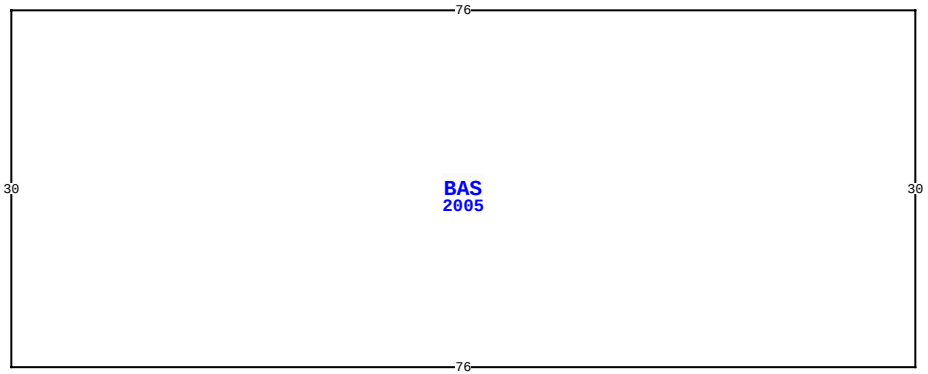
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	140,558
TOTALS	2,280		2,280	140,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	151.8400	106.29	242,341	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



3195 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	140,558
TOTAL MARKET OB/XF VALUE	3,668
TOTAL LAND VALUE - MARKET	75,750
TOTAL MARKET VALUE	219,976
SOH/AGL Deduction	42,780
ASSESSED VALUE	177,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,196
TOTAL JUST VALUE	219,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514147	ELEC OTHER	0	02/01/2005
M0509108	MECH OTHER	0	02/01/2005
MH044513	MH MOVE-ON	0	12/01/2004
P0408837	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1198	6/02/2020	WD	Q	I	01	176,000
GRANTOR: PDJ LLC						
GRANTEE: SUDDEATH THOMAS JR						
2333/0381	1/21/2020	CT	U	I	18	89,200
GRANTOR: CLERK OF COURT						
GRANTEE: PDJ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E76 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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
4	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2005	2005	3	27	518	

LAND DESCRIPTION

TOTAL OB/XF 3,668

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	0	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