PT OF NW1/4 OF SW1/4 OF
SEC 34-2N-23E IN OR 1963/1450
& ESMT IN OR 342/308)

BEASLEY ASHLEY LYNN
P O BOX 971
CALLAHAN, FL 32011

2023

34-2N-23-0000-0008-0030

BUILDING CHARACTERISTICS

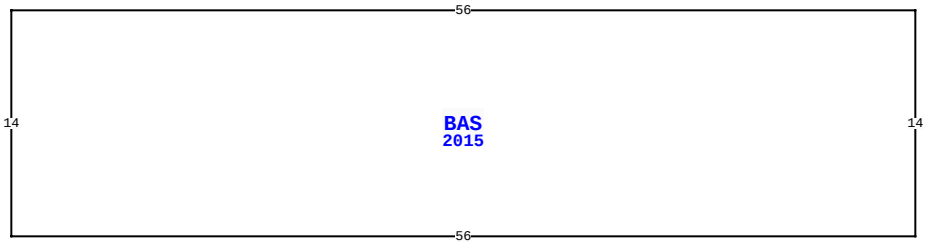
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	784	100	784	15,443
TOTALS	784		784	15,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	93.8000	65.66	51,477	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2017 Heated Area: 784 HX Base Yr 2017



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		15,443
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		115,140
TOTAL MARKET VALUE		130,583
SOH/AGL Deduction		77,283
ASSESSED VALUE		53,300
TOTAL EXEMPTION VALUE	HX HB	28,300
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155634	CO ISSUED	0	12/10/2015
MH155634	MH MOVE-ON	0	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/1908	11/03/2022	QC	U	I	11	100
GRANTOR: BEASLEY RONALD GILBER						
GRANTEE: BEASLEY ASHLEY LYNN						
1963/1450	2/10/2015	WD	U	I	11	100
GRANTOR: CONNER RICHARD A						
GRANTEE: BEASLEY RONALD GILB						

14432 RUTH LN, HILLIARD

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

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S14 E56 N14$.

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	000102	C	SFR/MH	100	0005		0.00	0.00	6.06	AC		1.00	1.00	1.00	19,000.00	19,000.00	115,140							

REVIEW DATE 08/09/2021 BY TWA Total Acres: 6.06 Total Land Value: 115,140 Market: 0 Agricultural: 0 Common: 115,140 PRINTED 08/02/2023 BY SYS