PT OF LOT 6
IN OR 2352/1721
VIRGINIA COLONY PB O/38

OVERHOLSER JASON L & SHIELAH L
24480 ORACLE LANE
HILLIARD, FL 32046

2023

34-3N-23-2040-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	04	Quality Level 04

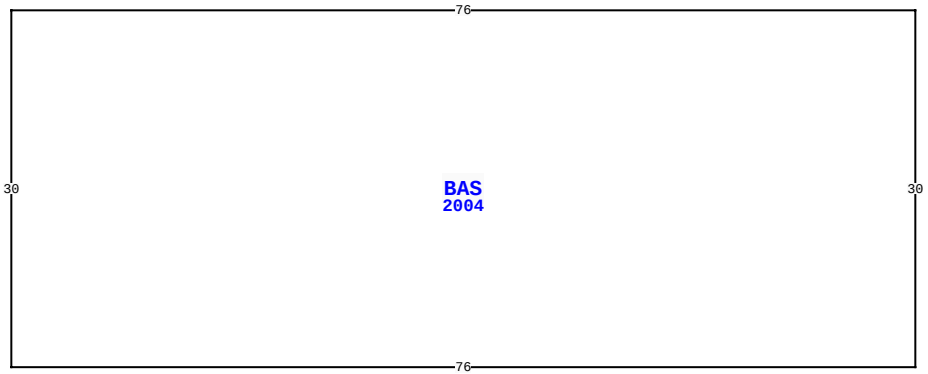
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	157,758
TOTALS	2,280		2,280	157,758

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	137.2800	96.10	219,108	2004	2012	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



24480 ORACLE LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,469
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		157,776
TOTAL MARKET VALUE		343,360
SOH/AGL Deduction		139,321
ASSESSED VALUE		204,039
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,039
TOTAL JUST VALUE		343,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002833	METAL ROOF	7,500	03/09/2021
21000598	30X40 MTL FGR12X4	69,552	01/20/2021
MH044299	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/1721	2/13/2020	WD	Q	I	05	180,000
GRANTOR: RH FL3 LLC						
GRANTEE: OVERHOLSER JASON LE						
2212/0784	7/12/2018	CT	U	I	18	17,100
GRANTOR: CLERK OF COURT						
GRANTEE: RH FL3 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	10.38	AC		1.00	1.00	0.80	19,000.00	15,200.00	157,776							

REVIEW DATE 12/09/2021 BY TW Total Acres: 10.38 Total Land Value: 157,776 Market: 0 Agricultural: 0 Common: 157,776 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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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	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

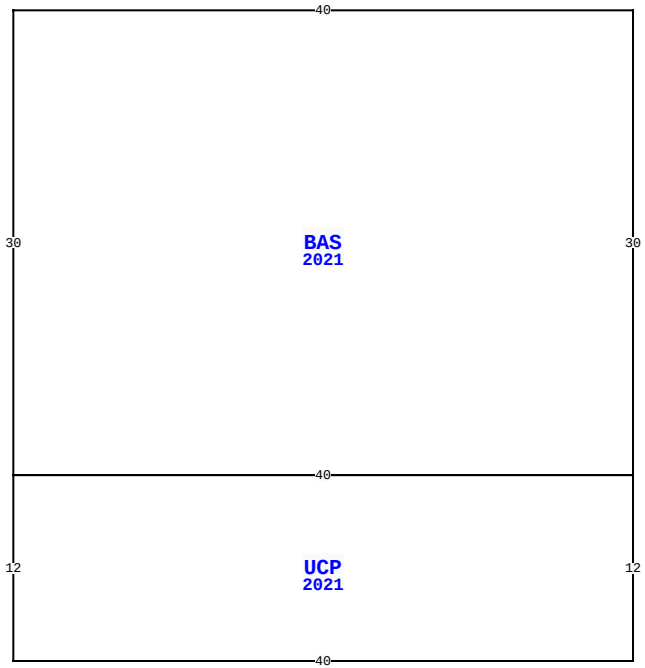
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,881
UCP	480	20	96	1,831
TOTALS	1,680		1,296	24,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	55.0160	19.26	24,961	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 1200 HX Base Yr 2022



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SALES DATA

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GRANTEE: OVERHOLSER JASON LE						
2212/0784	7/12/2018	CT	U	I	18	17,100
GRANTOR: CLERK OF COURT						
GRANTEE: RH FL3 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 UCP=[YR=2021] S12 E40 N12 W40$ E40 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

REVIEW DATE 12/09/2021 BY TW Total Acres: 10.38 Total Land Value: 157,776 Market: 0 Agricultural: 0 Common: 157,776 PRINTED 08/02/2023 BY SYS