N PT OF LOT 16 TRACT 10
IN OR 2152/324
1975 YOUNG AMERICAN DW/MH

KIRKUS DONNA/VANZANT JERI
25190 CR 121
HILLIARD, FL 32046-5361

**2023**

**34-3N-23-2040-0016-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 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 | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

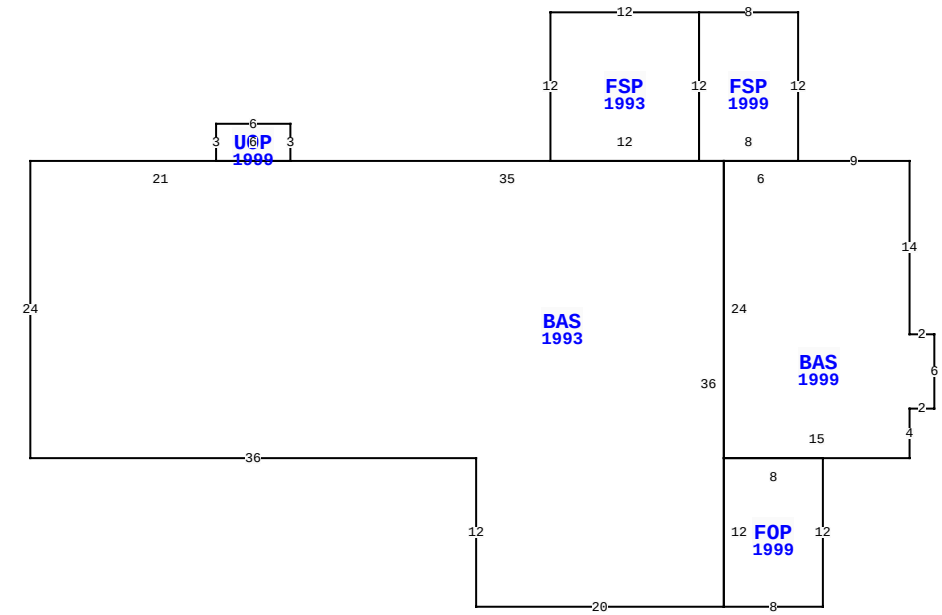
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,584 | 100 | 1,584 | 37,931 |
| BAS | 372 | 100 | 372 | 8,908 |
| FOP | 96 | 30 | 29 | 695 |
| FSP | 144 | 60 | 86 | 2,060 |
| FSP | 96 | 60 | 58 | 1,389 |
| UOP | 18 | 25 | 4 | 96 |
| TOTALS | 2,310 | | 2,133 | 51,077 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 2,133 | 122.8000 | 79.82 | 170,256 | 1975 | 1985 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1956 HX Base Yr




2889 SANTA FE TRL, 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 | 86,683 |
| TOTAL MARKET OB/XF VALUE | 28,379 |
| TOTAL LAND VALUE - MARKET | 190,000 |
| TOTAL MARKET VALUE | 305,062 |
| SOH/AGL Deduction | 106,156 |
| ASSESSED VALUE | 198,906 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 198,906 |
| TOTAL JUST VALUE | 305,062 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 180,824 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2440/0483 | 9/20/2017 | QC | U | I | 11 | 100 |
| GRANTOR: HOLTON JACK & CHERYL | | | | | | |
| GRANTEE: KIRKUS DONNA & JERI | | | | | | |
| 2152/0324 | 9/20/2017 | QC | U | I | 11 | 100 |
| GRANTOR: HOLTON JACK & CHERYL | | | | | | |
| GRANTEE: HOLTON JACK & CHERY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W9 FSP=[YR=1999] N12 W8 FSP=[YR=1993] W12 S12 E12 N12 $ S12 E8 $ W6 BAS=[YR=1993] W35 UOP=[YR=1999] N3 W6 S3 E6 $ W21 S24 E36 S12 E20 FOP=[YR=1999] E8 N12 W8 S12 $ N36 $ S24 E15 N4 E2 N6 W2 N14 $ .

## 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 | 0510 | GARAGE WD- | 0 | 0 | 0 | 0 | 1,488.00 | SF | 35.00 | 35.00 | 100 | 1982 | 1982 | 3 | 20 | 10,416 | |
| 4 | 0681 | POLE SHED | 0 | 0 | 0 | 0 | 960.00 | SF | 15.00 | 15.00 | 100 | 1982 | 1982 | 3 | 20 | 2,880 | |
| 8 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 10 | 100.00 | SF | 21.30 | 21.30 | 100 | 1995 | 1995 | 3 | 20 | 426 | |
| 9 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 79 | 2,765 | |
| 10 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 836.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 82 | 3,565 | |
| 11 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1993 | 1993 | 3 | 76 | 1,520 | |
| 12 | 0350 | CARPORT WD | 0 | 0 | 20 | 20 | 400.00 | SF | 8.58 | 8.58 | 100 | 2004 | 2004 | 3 | 24 | 824 | |
| 13 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 16 | 256.00 | SF | 21.30 | 21.30 | 100 | 2008 | 2008 | 3 | 40 | 2,181 | |
| 14 | 0940 | SHEDS/PORT | 0 | 0 | 24 | 16 | 384.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 2,304 | |
| 15 | 0350 | CARPORT WD | 0 | 0 | 24 | 12 | 288.00 | SF | 13.00 | 13.00 | 100 | 1995 | 1995 | 3 | 20 | 749 | |

TOTAL OB/XF 27,630

## LAND DESCRIPTION

| 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 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 190,000 | | | | | | | |

REVIEW DATE 08/30/2019 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS

N PT OF LOT 16 TRACT 10
IN OR 2152/324
1975 YOUNG AMERICAN DW/MH

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**2023**

**34-3N-23-2040-0016-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

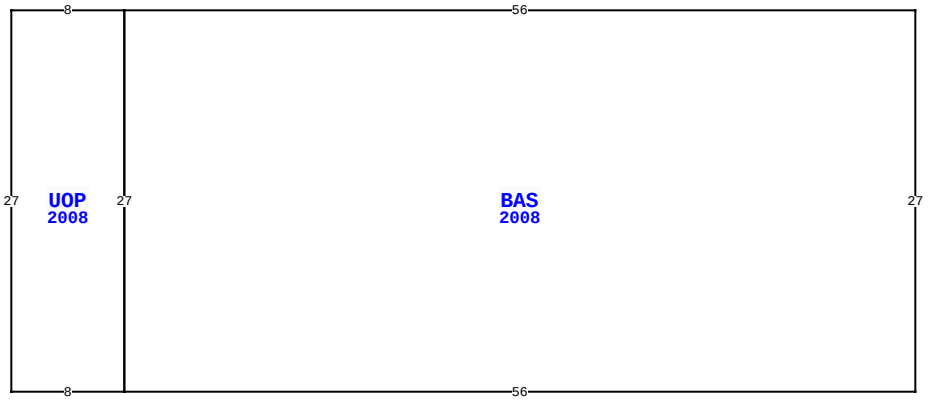
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 01 | MINIMUM 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,512 | 100 | 1,512 | 34,378 |
| UOP | 216 | 25 | 54 | 1,228 |
| TOTALS | 1,728 | | 1,566 | 35,606 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,566 | 116.6000 | 75.79 | 118,687 | 1993 | 1993 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 1512 HX Base Yr




2889 SANTA FE TRL, HILLIARD

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| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
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| GRANTEE: KIRKUS DONNA & JERI | | | | | | |
| 2152/0324 | 9/20/2017 | QC | U | I | 11 | 100 |
| GRANTOR: HOLTON JACK & CHERYL | | | | | | |
| GRANTEE: HOLTON JACK & CHERY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W56 UOP=[YR=2008] W8 S27 E8 N27$ S27 E56 N27$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 16 | 0350 | CARPORT WD | 0 | 0 | 24 | 12 | 288.00 | SF | 13.00 | 13.00 | 100 | 1995 | 1995 | 3 | 20 | 749 | |

## LAND DESCRIPTION

TOTAL OB/XF 749

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 08/30/2019 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS