PT OF NE1/4 OF NW1/4
PARCELS 2-5 & 2-6
2009 LIOH DW/MH

STARLING MARK WAYNE & TRACEY D
36221 ACORN PL
HILLIARD, FL 32046-8503

2023

34-3N-24-0000-0002-0050

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

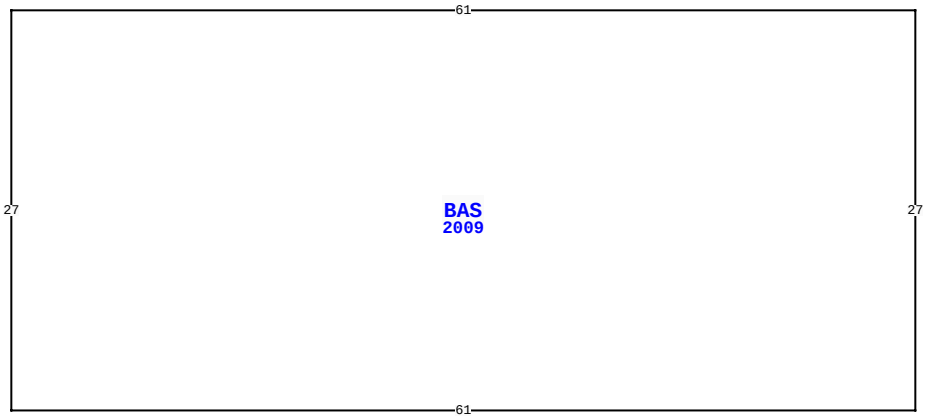
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	88,875
TOTALS	1,647		1,647	88,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,647	116.8000	81.76	134,659	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2010 Heated Area: 1647 HX Base Yr 2010



36221 ACORN PL, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,714
TOTAL MARKET OB/XF VALUE		11,993
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		399,707
SOH/AGL Deduction		181,776
ASSESSED VALUE		217,931
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		162,931
TOTAL JUST VALUE		399,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5314	CO ISSUED	0	01/10/2011
E23095	NEW CONSTR	0	12/01/2010
E23127	NEW CONSTR	0	12/01/2010
M15784	H/AC	0	12/01/2010
P14546	NEW CONSTR	0	12/01/2010
MH5314	MH MOVE-ON	0	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/1657	6/27/2005	WD	U	I	07	100
GRANTOR: MEARS JAMES A & CHARL						
GRANTEE: STARLING MARK W & T						
1267/0118	10/19/2004	WD	U	V	07	100
GRANTOR: MEARS JAMES A & CHARL						
GRANTEE: STARLING MARK W & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W61 S27 E61 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
1	0681	POLE SHED	0	100	34	28	952.00	SF	15.00	15.00	100	1970	1970	3	20	2,856	
2	1242	WD DECK A	0	100	0	0	168.00	SF	10.00	10.00	100	2009	2009	3	45	756	
5	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2021	2021	3	97	8,381	

LAND DESCRIPTION

TOTAL OB/XF 11,993

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	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS

PT OF NE1/4 OF NW1/4
PARCELS 2-5 & 2-6
2009 LIOH DW/MH

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Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

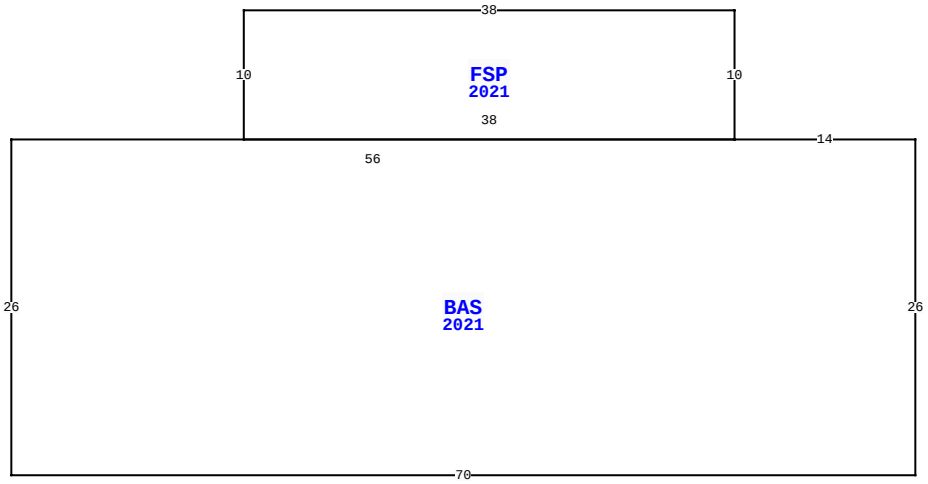
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	96,722
FSP	380	60	228	12,117
TOTALS	2,200		2,048	108,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	2,048	116.8000	75.92	155,484	2011	2011	0	0	0	30.00	70.00

2 MH 93NO RP – 0% - 2010 Heated Area: 1820 HX Base Yr 2010



36221 ACORN PL, HILLIARD

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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		399,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5172	CO ISSUED	0	03/31/2009
E21683	ELEC OTHER	0	03/01/2009
E21653	ELEC OTHER	0	03/01/2009
E21683	ELEC OTHER	0	03/01/2009
MH5172	MH MOVE-ON	0	03/01/2009
M14411	MECH OTHER	0	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MEARS JAMES A & CHARL						
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1267/0118	10/19/2004	WD	U	V	07	100
GRANTOR: MEARS JAMES A & CHARL						
GRANTEE: STARLING MARK W & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FSP=[YR=2021] N10 W38 S10 E38$ W56 S26 E70 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/20/2022 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS