

PT OF NW1/4
IN OR 2629/332
ESMT OR 1710/590

ROLAND JOSHUA KYLE & LYNDEY DEANN
548143 BAMBI LANE
HILLIARD, FL 32046

2023

34-3N-24-0000-0003-0060



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	30	VINYL 100	0800	02	1,897	147.6000	103.32	195,998	2011	2011	0	0	0	30.00	70.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2012													Heated Area: 1800 HX Base Yr 2012																			
Roof Cover	12	MODULAR MT 100	27 12 FOP 2022 12 27 60 30 BAS 2010 30 60													Tax Group: 4 Tax Dist:										BUILDING MARKET VALUE 137,199									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 38,842										TOTAL LAND VALUE - MARKET 120,460									
Interior Floo	13	LVT/LAMMT 50														TOTAL MARKET VALUE 296,501										SOH/AGL Deduction 109,191									
Interior Floo	14	CARPET 50														ASSESSED VALUE 187,310										TOTAL EXEMPTION VALUE HX HB 50,000									
Air Condition	03	CENTRAL 100														BASE TAXABLE VALUE 137,310										TOTAL JUST VALUE 296,501									
Heating Type	04	AIR DUCTED 100														NCON VALUE 17,455										INCOME VALUE									
Bedrooms		3 100														PREVIOUS YEAR MKT VALUE 183,203																			
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	0	0 100																																	
Units		0 100																																	
Quality 05 Quality Level 05																PERMIT NUM DESCRIPTION AMT ISSUED																			
DOR CODE 0200 MOBILE HOME																MH165752 CO ISSUED 0 09/30/2016																			
MAP NUM MKT AREA 09																MH165752 MH MOVE-ON 0 09/30/2016																			
NEIGHBORHOOD/LOC 9001.00																MH5312 CO ISSUED 0 12/17/2010																			
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																M15759 H/AC 0 11/01/2010																			
BAS 1,800 100 1,800 130,183																P14524 NEW CONSTR 0 11/01/2010																			
FOP 324 30 97 7,015																																			
TOTALS 2,124 1,897 137,199																SALES DATA																			
EXTRA FEATURES			456249 OLD DIXIE HWY, HILLIARD													OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																			
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			BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU													2629/332 3/31/2023 WD Q I 01 285,000																			
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2011 2011 3 95 3,325																GRANTOR: COLLINS DAVID D JR & GRANTEE: ROLAND JOSHUA KYLE																			
2 0200 BARN WD 0- 0 100 40 30 1,200.00 SF 15.00 15.00 100 2011 2011 3 68 12,240																1758/1612 9/28/2011 QC U I 11 100																			
3 9001 CONTANR 40 0 100 0 0 2.00 UT 1,400.00 1,400.00 100 2010 2010 3 100 2,800																GRANTOR: WISE KATHY GRANTEE: WISE KATHY & DAVID																			
4 0810 CONCRETE A 0 100 20 14 280.00 SF 6.50 6.50 100 2011 2011 3 93 1,693																BUILDING NOTES																			
5 0830 FLAGSTONE 0 100 0 0 210.00 SF 12.00 12.00 100 2011 2011 3 93 2,344																BUILDING DIMENSIONS																			
7 0936 SEPTC TANK 0 100 0 0 1.00 UT 6,000.00 6,000.00 100 2016 2016 3 100 6,000																FOP=[YR=2022] N12 W27 S12 E27\$ BAS=[YR=2010] W60 S30 E60 N30\$.																			
8 0200 BARN WD 0- 0 100 30 20 600.00 SF 20.00 20.00 100 2017 2017 3 87 10,440																																			
LAND DESCRIPTION			TOTAL OB/XF 38,842																																
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 000115 C SFR ACRES 100 0006 OR 0.00 0.00 6.34 AC 1.00 1.00 1.00 19,000.00 19,000.00 120,460																																			
REVIEW DATE 01/14/2021 BY KWA			Total Acres: 6.34 Total Land Value: 120,460 Market: 0 Agricultural: 0 Common: 120,460													PRINTED 08/02/2023 BY SYS																			