S-6 OF LOTS 9 & 10
IN OR 1734/504
ESMT PT OR 911/878

JUMPP ANGELA
37153 ABERCORN RD
HILLIARD, FL 32046

2023

34-4N-24-2020-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

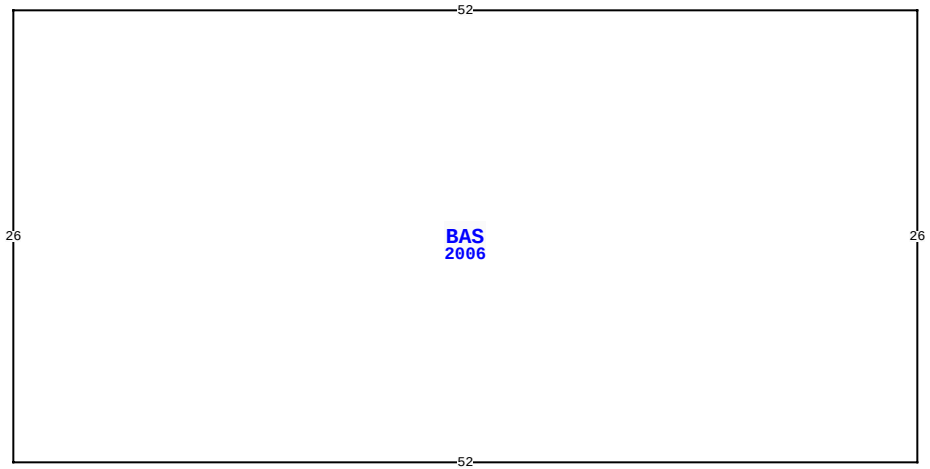
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	61,002
TOTALS	1,352		1,352	61,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	128.9200	90.24	122,004	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1352 HX Base Yr



37153 ABERCORN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	61,002
TOTAL MARKET OB/XF VALUE	3,724
TOTAL LAND VALUE - MARKET	80,100
TOTAL MARKET VALUE	144,826
SOH/AGL Deduction	27,433
ASSESSED VALUE	117,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,393
TOTAL JUST VALUE	144,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023968	MH MOVE-ON	0	10/01/2002
MH013388	MH MOVE-ON	0	02/01/2001
MH003085	MH MOVE-ON	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1734/0504	4/07/2011	WD	Q	I	01	85,000
GRANTOR: GAVIN STEFFANIE						
GRANTEE: JUMPP ANGELA						
1545/1854	1/11/2008	WD	U	I	05	68,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GAVIN STEFFANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S26 E52 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
2	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	2007	2007	3	35	448	
3	0681	POLE SHED	0	0	24	8	192.00	SF	15.00	15.00	100	2007	2007	3	52	1,498	
4	0752	USP	0	0	16	9	144.00	SF	15.00	15.00	100	2007	2007	3	52	1,123	
5	0751	UOP	0	0	14	9	126.00	SF	10.00	10.00	100	2007	2007	3	52	655	

LAND DESCRIPTION

TOTAL OB/XF 3,724

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	0	0007	OR	0.00	0.00	2.67	AC		1.00	1.00	1.00	30,000.00	30,000.00	80,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.67 Total Land Value: 80,100 Market: 0 Agricultural: 0 Common: 80,100 PRINTED 08/02/2023 BY SYS