

NELSON JIMMY MACK
17965 ANDREWS ROAD
HILLIARD, FL 32046

35-4N-23-2020-0033-0050

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 03 VINYL 100
Roof Structure 03 GABLE/HIP 100
Roof Cover 12 MODULAR MT 100
Interior Wall 05 DRYWALL 100
Interior Floor 14 CARPET 70
Interior Floor 08 SHT VINYL 30
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100

Bedrooms
Bathrooms
Frame 02 WOOD FRAME 100

Stories Units 0 0 100
 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	1,690	100	1,690	59,354

TOTALS	1,690		1,690	59,354
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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0820 02 1,690 122.8000 79.82 134,896 1993 1998 0 0 0 56.00 44.00

1 M/H 93- - 0% - 0 Heated Area: 1690 HX Base Yr

BAS
2008

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 59,354
TOTAL MARKET OB/XF VALUE 8,613
TOTAL LAND VALUE - MARKET 30,000
TOTAL MARKET VALUE 97,967
SOH/AGL Deduction 28,368
ASSESSED VALUE 69,599
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 69,599
TOTAL JUST VALUE 97,967
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 81,517

PERMIT NUM DESCRIPTION AMT ISSUED

94351 MH MOVE-ON 42,000 01/01/1994

SALES DATA

OFF RECORD Number DATE TYPE INST Q / I V / I RSN CD SALE PRICE

1336/0861 7/27/2005 QC U V 01 100

GRANTOR:NELSON DEENA M

GRANTEE:NELSON JIMMY MACK

0664/0803 8/05/1992 WD U V 01 100

GRANTOR:NELSON JOHN & LAURA

GRANTEE:NELSON JIM & DEENA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W6 N13 W26 S13 W20 S26 E52 N26\$.

LAND DESCRIPTION TOTAL OB/XF 8,613

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 0 0006 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000

REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS