PT SE1/4 OF NE1/4
IN OR 839/455 & OR 2645/729

CAMPBELL SABRINA BOUR
58437 COOPER NECK ROAD
HILLIARD, FL 32046

2023

35-4N-25-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

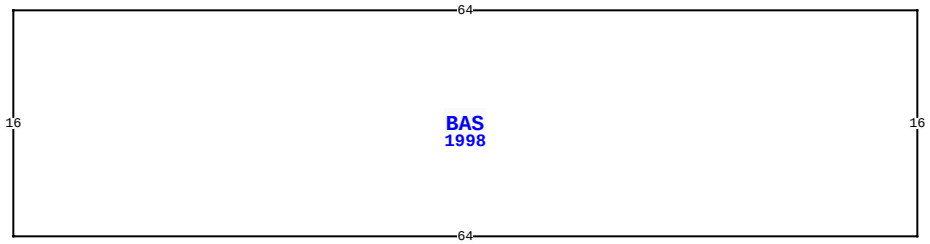
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	38,856
TOTALS	1,024		1,024	38,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,024	123.2000	86.24	88,310	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1999 Heated Area: 1024 HX Base Yr 1999



58437 COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,856
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		118,340
TOTAL MARKET VALUE		157,596
SOH/AGL Deduction		36,417
ASSESSED VALUE		121,179
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		96,179
TOTAL JUST VALUE		157,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,349

1999 CLAY __ R674001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/729	6/02/2023	QC	U	V	11	100
GRANTOR: BOUR LYNZIE LAVONE						
GRANTEE: CAMPBELL SABRINA B						
0839/0455	6/25/1998	WD	U	V	06	100
GRANTOR: VANZANT CHARLES H						
GRANTEE: CAMPBELL SABRINA BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S16 E64 N16$.

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	0351	CARPORT MT	0	100	10	20	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000115	C	SFR ACRES	0		OR	0.00	0.00	4.63	AC		1.00	1.00	1.00	18,000.00	18,000.00	83,340							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 5.63 Total Land Value: 118,340 Market: 0 Agricultural: 0 Common: 118,340 PRINTED 08/02/2023 BY SYS