

PT OF NW1/4 OF NW1/4 OF
SEC 35-4N-25E IN OR 1859/1427
& ESMT IN OR 1419/1958

HELMS MICHAEL A & SARAH E
58217 MELTON RD
HILLIARD, FL 32046

2023

35-4N-25-0000-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	1,512	117.2000	82.04	124,044	2006	2006	0	0	0	40.00	60.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2014										Heated Area: 1512										HX Base Yr 2014									
Roof Cover	03	COMP SHNGL 100								27 56 27 56 BAS 2006																													
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	1,512	100	1,512	74,426																																			
TOTALS		1,512	1,512	74,426																																			
EXTRA FEATURES										58217 MELTON RD, HILLIARD										BLD DATE 05/15/2007 KW LGL DATE 05/19/2023 MLU																			
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																							
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185																								
2	0940	SHEDS/PORT	0 100	0	0	140.00	SF	30.00	30.00	100	2008	2008	3	40	1,680																								
3	1242	WD DECK A	0 100	12	16	192.00	SF	10.00	10.00	100	2008	2008	3	40	768																								
LAND DESCRIPTION																				TOTAL OB/XF 5,633																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000																						
REVIEW DATE 09/19/2018 BY KBA Total Acres: 6.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS																																							

VALUATION BY				STANDARD											
Tax Group: 4				Tax Dist:											
BUILDING MARKET VALUE				74,426											
TOTAL MARKET OB/XF VALUE				5,633											
TOTAL LAND VALUE - MARKET				96,000											
TOTAL MARKET VALUE				176,059											
SOH/AGL Deduction				79,835											
ASSESSED VALUE				96,224											
TOTAL EXEMPTION VALUE				HX HB 50,000											
BASE TAXABLE VALUE				46,224											
TOTAL JUST VALUE				176,059											
NCON VALUE				0											
INCOME VALUE															
PREVIOUS YEAR MKT VALUE				164,843											
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
E17383				ELEC OTHER				0				05/01/2006			
MH4783				MH MOVE-ON				0				05/01/2006			
M11558				MECH OTHER				0				05/01/2006			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q / V I		RSN CD		SALE PRICE					
1859/1427		5/29/2013		WD Q		I		02		87,900					
GRANTOR: 21ST MORTGAGE CORPORA															
GRANTEE: HELMS MICHAEL A & S															
1848/1148		4/02/2013		CT U		I		18		100					
GRANTOR: CLERK OF COURT															
GRANTEE: 21ST MORTGAGE CORPO															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2006] W56 S27 E56 N27 \$.															