PT OF NW 1/4 OF SE 1/4
IN OR 405/270
R498310 & R498311

ROBINSON GLADYS L EST
C/O DION L ALDERMAN, 45084 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2023

35-4N-25-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

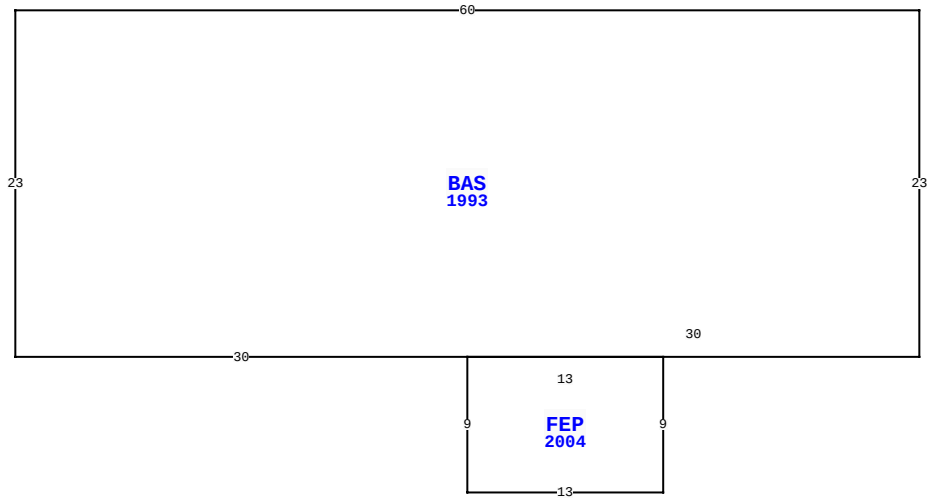
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	25,780
FEP	117	85	99	1,850
TOTALS	1,497		1,479	27,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,479	95.8000	62.27	92,097	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1479 HX Base Yr



58057 SEAL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	27,629
TOTAL MARKET OB/XF VALUE	749
TOTAL LAND VALUE - MARKET	112,000
TOTAL MARKET VALUE	140,378
SOH/AGL Deduction	38,823
ASSESSED VALUE	101,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,555
TOTAL JUST VALUE	140,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0405/0270	11/01/1983	WD	U	V		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S23 E30 FEP=[YR=2004] S9 E13 N9 W13$ E30 N23$.

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	0940	SHEDS/PORT	0	0	16	12	192.00	SF	19.50	19.50	100	2000	2000	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 749

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	112,000							

REVIEW DATE 07/28/2017 BY KBX Total Acres: 7.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/02/2023 BY SYS