PT OF LOT 2 IN OR 2142/744
(EX PT IN OR 442/614)
QUINCE HERRING ESTATE R/P UNR

WALTER TERESA LYNN
58104 COOPERS NECK RD
HILLIARD, FL 32046

**2023**

**35-4N-25-4220-0001-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

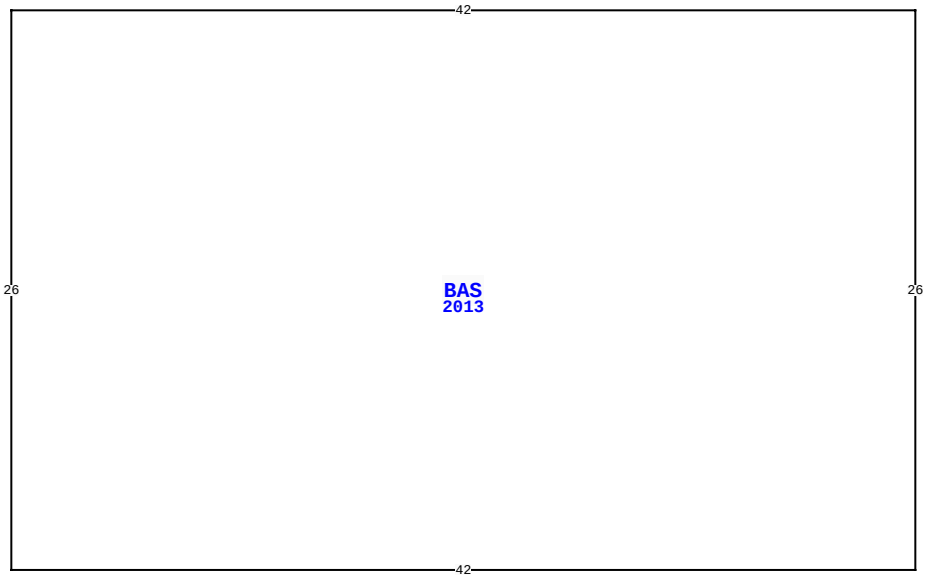
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 02 | WALL BOARD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 1,092 | 100 | 1,092 | 21,251 |
| TOTALS | 1,092 | | 1,092 | 21,251 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,092 | 99.8000 | 64.87 | 70,838 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 100% - 2022 Heated Area: 1092 HX Base Yr 2022




58104 COOPERS NECK RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | 04/30/2008 KWJW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 21,251 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 138,420 |
| TOTAL MARKET VALUE | | 159,671 |
| SOH/AGL Deduction | | 935 |
| ASSESSED VALUE | | 158,736 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 108,736 |
| TOTAL JUST VALUE | | 159,671 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 154,113 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2142/0744 | 8/25/2017 | QC | U | I | 11 | 100 |
| GRANTOR: WHITE KAVIN KEITH SR | | | | | | |
| GRANTEE: WALTER TERESA LYNN | | | | | | |
| 0385/0564 | 5/03/1983 | WD | U | I | 07 | 100 |
| GRANTOR: HERRING MELVIE JORDAN | | | | | | |
| GRANTEE: WHITE KAVIN KEITH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W42 S26 E42 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | | OR | 0.00 | 0.00 | 7.69 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 138,420 | | | | | | | |

REVIEW DATE 12/02/2019 BY KBA Total Acres: 7.69 Total Land Value: 138,420 Market: 0 Agricultural: 0 Common: 138,420 PRINTED 08/02/2023 BY SYS