IN OR 1581/625
1981 CROW SW/MH

MCCAULEY JAMES & AMANDA
17094 MCCAULEY LN
HILLIARD, FL 32046

2023

37-3N-23-0000-0001-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

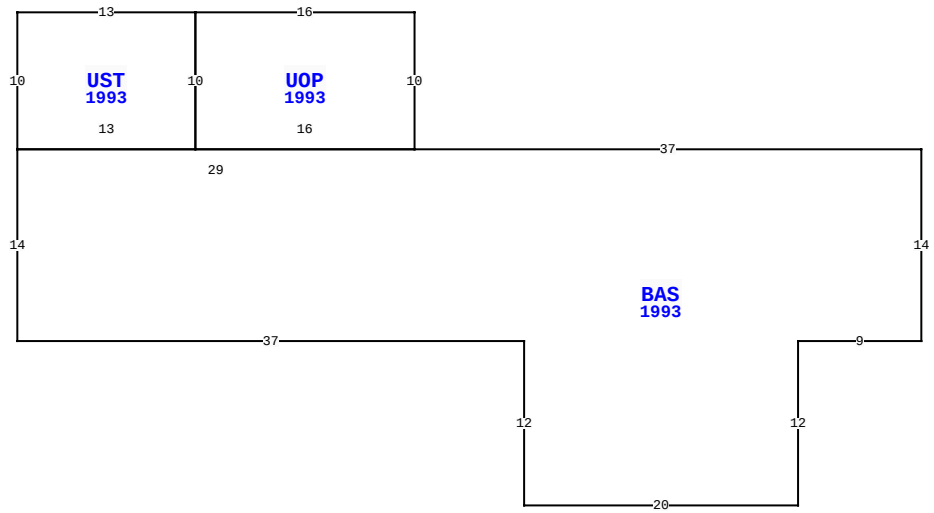
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,164	100	1,164	26,466
UOP	160	25	40	910
UST	130	55	72	1,637
TOTALS	1,454		1,276	29,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,276	116.6000	75.79	96,708	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1164 HX Base Yr 1996



17094 MCCAULEY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,012
TOTAL MARKET OB/XF VALUE		3,949
TOTAL LAND VALUE - MARKET		98,230
TOTAL MARKET VALUE		131,191
SOH/AGL Deduction		72,544
ASSESSED VALUE		58,647
TOTAL EXEMPTION VALUE	HX HB	33,647
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/0625	8/15/2008	WD	U	I	06	100
GRANTOR: COOPER SUSAN						
GRANTEE: MCCAULEY JAMES & AM						
1572/0646	6/17/2008	QC	U	I	06	100
GRANTOR: JOHNSON MICAH A						
GRANTEE: COOPER SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 UOP=[YR=1993] N10 W16 UST=[YR=1993] W13 S10 E13 N10$ S10 E16$ W29 S14 E37 S12 E20 N12 E9 N14$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	1985	1985	3	20	260	
3	0680	POLE SHED	0	100	10	10	100.00	SF	10.00	10.00	100	1985	1985	3	20	200	
5	0810	CONCRETE A	0	100	5	82	410.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,319	

LAND DESCRIPTION

TOTAL OB/XF 3,949

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	0005	OR	0.00	0.00	5.17	AC		1.00	1.00	1.00	19,000.00	19,000.00	98,230							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.17 Total Land Value: 98,230 Market: 0 Agricultural: 0 Common: 98,230 PRINTED 08/02/2023 BY SYS