LOTS 41 & 42
1984 KIRK SW/MH
IN OR 1654/1978

HOBBS BENJAMIN F/HOBBS CONNIE & FRANKLIN
15634 C R 108
HILLIARD, FL 32046

2023

37-3N-23-2070-0041-0000

BUILDING CHARACTERISTICS

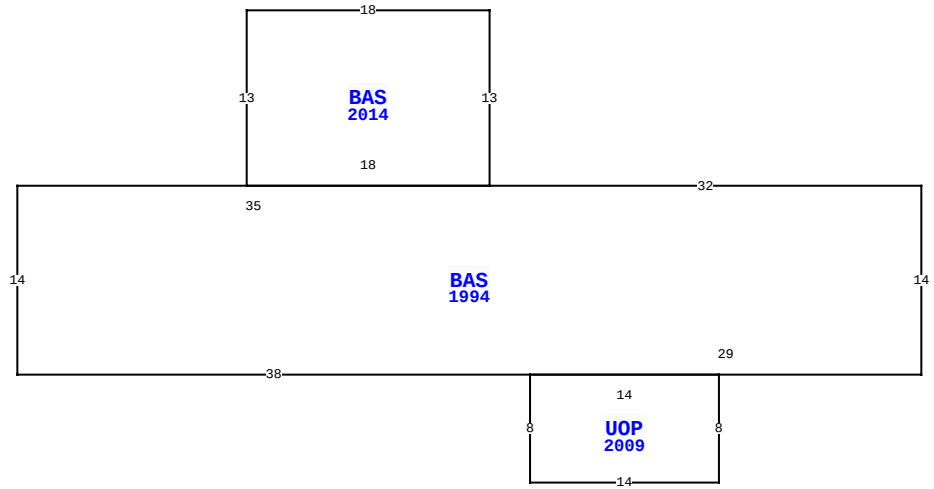
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	938	22,169
BAS	234	100	234	5,531
UOP	112	25	28	662
TOTALS	1,284		1,200	28,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,200	121.2000	78.78	94,536	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1172 HX Base Yr



BLD DATE	04/15/2015	MF	LGL DATE	06/15/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

29860 W MULBERRY LANDING RD, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,361
TOTAL MARKET OB/XF VALUE	217
TOTAL LAND VALUE - MARKET	173,270
TOTAL MARKET VALUE	101,777
SOH/AGL Deduction	61,546
ASSESSED VALUE	40,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,231
TOTAL JUST VALUE	201,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94355	MH MOVE-ON	4,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1654/1978	12/22/2009	QC	U	I	11	100
GRANTOR: HOBBS FRANKLIN & CONN						
GRANTEE: HOBBS CONNIE ETAL						
0670/1273	11/19/1992	WD	Q	V		36,500
GRANTOR: SCARBROUGH RAIFORD						
GRANTEE: HOBBS FRANKLIN & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W32 BAS=[YR=2014] N13 W18 S13 E18$ W35 S14 E38
UOP=[YR=2009] S8 E14 N8 W14 $ E29 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
2	0940	SHEDS/PORT	0	0	8	5	40.00	SF	20.10	20.10	100	2005	2005	3	27	217	

LAND DESCRIPTION

TOTAL OB/XF 217

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.20	30,000.00	36,000.00	72,000							
2	005901	A	HARDWOOD SI	0			0.00	0.00	5.33	AC		1.00	1.00	1.00	225.00	225.00	1,199							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.33	AC		1.00	1.00	1.00	19,000.00	19,000.00	101,270							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 7.33 Total Land Value: 73,199 Market: 101,270 Agricultural: 1,199 Common: 72,000 PRINTED 08/02/2023 BY SYS