IN OR 1477/1987
R583266 & R583267
EX 1-10

BRAY MOLLY EST
37056 LIBBY RD
HILLIARD, FL 32046

2023

37-4N-24-0000-0001-0080

BUILDING CHARACTERISTICS

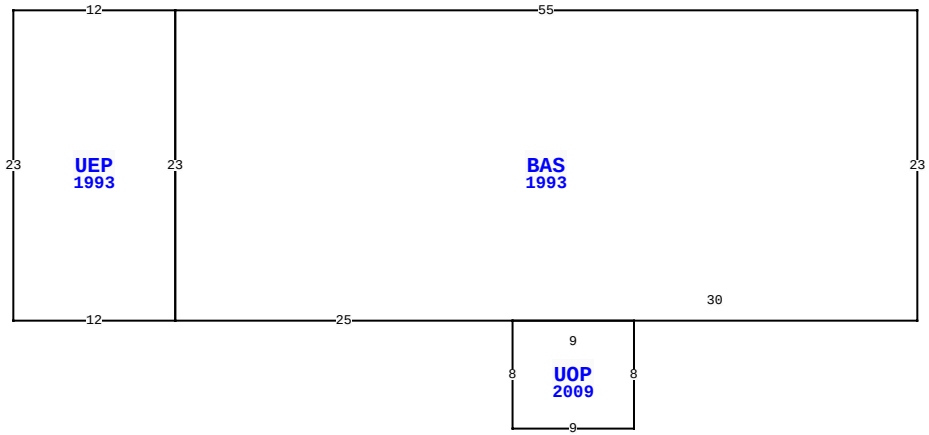
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1,265	22,941
UEP	276	70	193	3,500
UOP	72	25	18	326
TOTALS	1,613		1,476	26,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,476	93.0000	60.45	89,224	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1265 HX Base Yr



37056 LIBBY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,767
TOTAL MARKET OB/XF VALUE	4,508
TOTAL LAND VALUE - MARKET	37,200
TOTAL MARKET VALUE	68,475
SOH/AGL Deduction	0
ASSESSED VALUE	68,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,475
TOTAL JUST VALUE	68,475
NCON VALUE	31,275
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1987	2/09/2007	WD	U	I	21	36,000
GRANTOR: NICKS DAVID W						
GRANTEE: BRAY MOLLY						
0801/1929	8/04/1997	WD	U	I	01	12,500
GRANTOR: NICKS GLORIA D						
GRANTEE: NICKS DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 UEP=[YR=1993] W12 S23 E12 N23 $ S23 E25
UOP=[YR=2009] S8 E9 N8 W9$ 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	0811	CONCRETE B	0	0	0	0	680.00	SF	5.20	5.20	100	2000	2000	3	80	2,829	
2	0681	POLE SHED	0	0	17	12	204.00	SF	15.00	15.00	100	2000	2000	3	29	887	
3	0940	SHEDS/PORT	0	0	12	11	132.00	SF	30.00	30.00	100	2000	2000	3	20	792	

LAND DESCRIPTION

TOTAL OB/XF 4,508

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	0	0006	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,200							

REVIEW DATE 09/18/2019 BY TWA Total Acres: 1.24 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 08/02/2023 BY SYS