PT WM HOGAN GRANT SEC 38 PAR 1
& PT THOMAS PREVALL GRANT
SEC'S 47 & 48 PAR 2

WALKER JEREMY LOUIS
28683 DAVIS RD
HILLIARD, FL 32046

**2023**

**38-4N-24-0000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

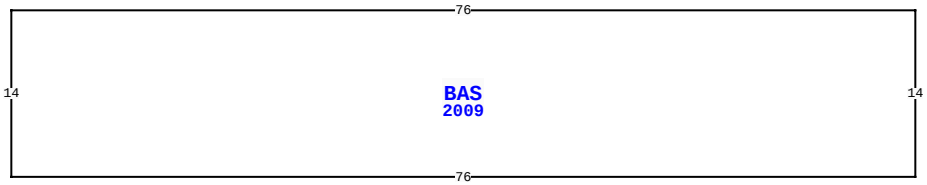
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,064 | 100 | 1,064 | 23,279 |
| TOTALS | 1,064 | | 1,064 | 23,279 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,064 | 112.2000 | 72.93 | 77,598 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2022 Heated Area: 1064 HX Base Yr 2022




## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 23,279 |
| TOTAL MARKET OB/XF VALUE | | 1,577 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 47,356 |
| SOH/AGL Deduction | | 6,469 |
| ASSESSED VALUE | | 40,887 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 15,887 |
| TOTAL JUST VALUE | | 47,356 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 39,696 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5242 | CO ISSUED | 0 | 01/07/2010 |
| M14994 | MECH OTHER | 0 | 01/01/2010 |
| MH095242 | MH MOVE-ON | 0 | 12/01/2009 |
| P14071 | OTHER | 0 | 12/01/2009 |
| E22230 | ELEC OTHER | 0 | 11/01/2009 |
| MH064776 | MH MOVE-ON | 0 | 01/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2498/0478 | 9/15/2021 | WD | U | I | 11 | 100 |
| GRANTOR: LEE LINDA J & THOMAS | | | | | | |
| GRANTEE: WALKER JEREMY L | | | | | | |
| 2021/0269 | 5/05/2015 | CD | U | I | 40 | 22,000 |
| GRANTOR: LEE LINDA J & GAIL LE | | | | | | |
| GRANTEE: WALKER JEREMY LOUIS | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | 12/06/2007 KW | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

28683 DAVIS RD, HILLIARD

## BUILDING NOTES

## 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 | 0752 | USP | 0 | 100 | 16 | 10 | 160.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 40 | 960 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 8 | 128.00 | SF | 20.10 | 20.10 | 100 | 2004 | 2004 | 3 | 24 | 617 | |

## BUILDING DIMENSIONS

BAS=[YR=2009] W76 S14 E76 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 1,577

| 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 | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.75 | 30,000.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 07/29/2020 BY TWA Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/02/2023 BY SYS