LOT 1 (F/K/A PAR 2-7)
2002 SKYLINE DW/MH
OR 603 PG 1121

ANDERSON JOHN E JR & CINDY M
39126 SILVER TRAIL
HILLIARD, FL 32046

2023

40-4N-24-1661-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06

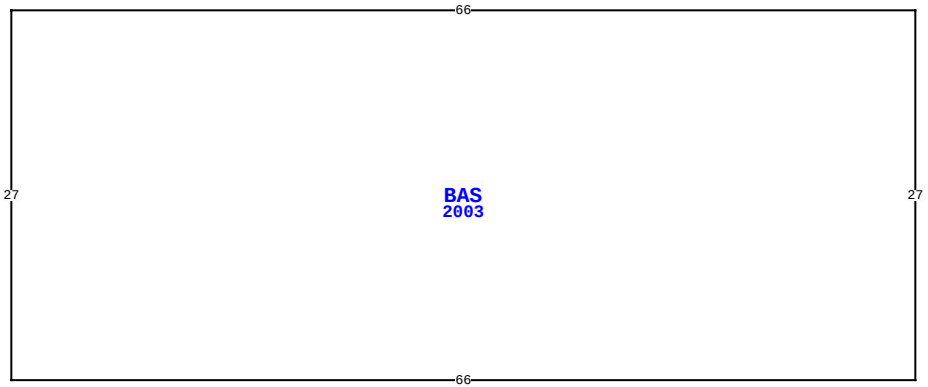
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	97,816
TOTALS	1,782		1,782	97,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	150.8000	105.56	188,108	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2004 Heated Area: 1782 HX Base Yr 2004



39126 SILVER TRL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		97,816
TOTAL MARKET OB/XF VALUE		34,020
TOTAL LAND VALUE - MARKET		210,450
TOTAL MARKET VALUE		165,596
SOH/AGL Deduction		88,951
ASSESSED VALUE		76,645
TOTAL EXEMPTION VALUE	HX HB	47,885
BASE TAXABLE VALUE		28,760
TOTAL JUST VALUE		342,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530505	GARAGE	51,996	05/01/2015
B0210144	NEW CONSTR	1,995	08/01/2002
M023922	MH MOVE-ON	0	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0603/1121	8/03/1990	WD	Q	V		21,400

GRANTOR: JONSONV SAMUEL & K E
GRANTEE: ANDERSON JOHN JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S27 E66 N27$.

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
4	0510	GARAGE WD-	0	100	60	20	1,200.00	SF	35.00	35.00	100	2015	2015	3	81	34,020	

LAND DESCRIPTION

TOTAL OB/XF 34,020

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	2.53	AC		1.00	1.00	1.00	550.00	550.00	1,392							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	410.00	410.00	1,230							
4	005902	A	HARDWOOD SI	0			0.00	0.00	6.50	AC		1.00	1.00	1.00	175.00	175.00	1,138							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	12.03	AC		1.00	1.00	1.00	15,000.00	15,000.00	180,450							

REVIEW DATE 06/15/2020 BY TWA Total Acres: 13.03 Total Land Value: 33,760 Market: 180,450 Agricultural: 3,760 Common: 30,000 PRINTED 08/02/2023 BY SYS