PT JOSEPH HADDOCK DONATION
SEC 43-4N-25E IN OR 2443/60

WOOD AMBER MICHELE & JEFFREY A
48151 WINCHESTER LN
HILLIARD, FL 32046

2023

43-4N-25-0000-0002-0240

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	05	Quality Level 05

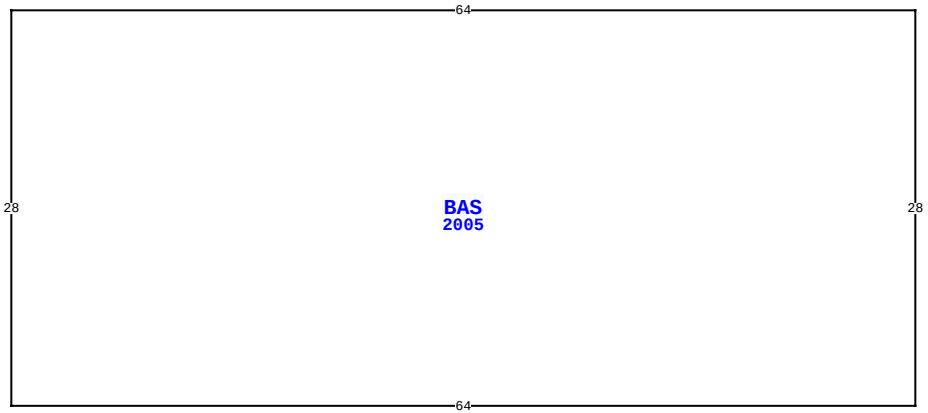
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	127,024
TOTALS	1,792		1,792	127,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,792	140.6400	98.45	176,422	2005	2012	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2023 Heated Area: 1792 HX Base Yr 2023



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,024
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		162,024
SOH/AGL Deduction		0
ASSESSED VALUE		162,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,024
TOTAL JUST VALUE		162,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4678	MH MOVE-ON	0	10/01/2005
MH?	MH MOVE-ON	0	10/01/2005
B16040	FOUNDATION	1,950	09/01/2005
WE00404	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2443/0060	3/04/2021	SW	Q	I	01	164,900
GRANTOR: IMPACT HOME SOLUTIONS						
GRANTEE: WOOD AMBER MICHELE						
2364/1478	5/19/2020	WD	U	I	37	77,000
GRANTOR: STEGALL JOHN E II A/K						
GRANTEE: IMPACT HOME SOLUTIO						

48151 WINCHESTER LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W64 S28 E64 N28$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/15/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS