IN OR 509 PG 685
R334324 & R334325

SCHEIBE FRED A & NANCY K
18360 SHY BEE PLACE
HILLIARD, FL 32046

**2023**

**47-4N-23-0000-0001-0010**

## BUILDING CHARACTERISTICS

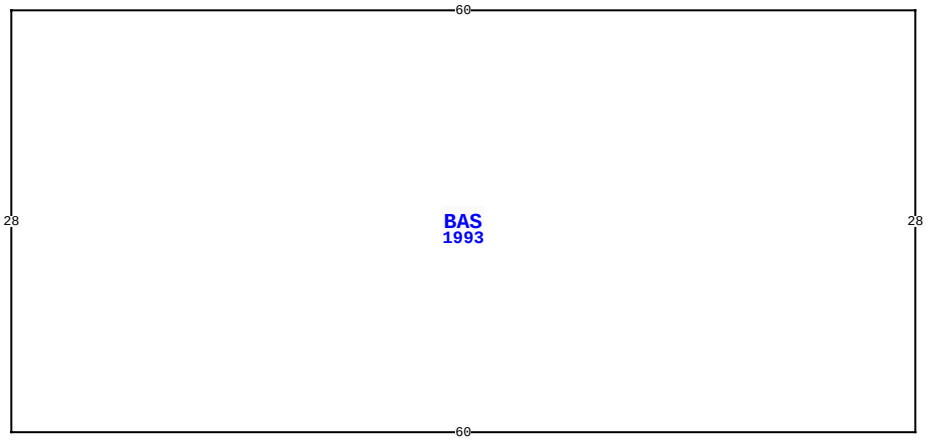
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Air Condition | 03 | CENTRAL 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| 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 | 1,680 | 100 | 1,680 | 40,522 |
| TOTALS | 1,680 | | 1,680 | 40,522 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,680 | 123.7000 | 80.40 | 135,072 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr




18360 SHY BEE PL, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 40,522 |
| TOTAL MARKET OB/XF VALUE | | 9,213 |
| TOTAL LAND VALUE - MARKET | | 207,530 |
| TOTAL MARKET VALUE | | 257,265 |
| SOH/AGL Deduction | | 198,660 |
| ASSESSED VALUE | | 58,605 |
| TOTAL EXEMPTION VALUE | HX HB | 33,605 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 257,265 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 173,083 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7008 | MH MOVE-ON | 34,000 | 10/30/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0509/0685 | 1/29/1987 | WD | U | V | | 40,000 |
| GRANTOR: THIGPEN MILTON & L J | | | | | | |
| GRANTEE: SCHEIBE FRED & NANC | | | | | | |
| 0506/1206 | 12/30/1986 | WD | U | V | | 40,000 |
| GRANTOR: THIGPEN MILTON G | | | | | | |
| GRANTEE: SCHEIBE FRED A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N28$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 12 | 96.00 | SF | 21.30 | 21.30 | 100 | 1987 | 1987 | 3 | 20 | 409 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 8 | 22 | 176.00 | SF | 10.00 | 10.00 | 100 | 1988 | 1988 | 3 | 20 | 352 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 40 | 320.00 | SF | 13.20 | 13.20 | 100 | 1970 | 1970 | 3 | 20 | 845 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 8 | 25 | 200.00 | SF | 10.00 | 10.00 | 100 | 1988 | 1988 | 3 | 20 | 400 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 0 | 0 | 1,000.00 | SF | 24.85 | 24.85 | 100 | 2000 | 2000 | 3 | 29 | 7,207 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,213

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 2.25 | 30,000.00 | 67,500.00 | 67,500 | | | | | | | |
| 2 | 000115 | C | SFR ACRES | 100 | 0005 | | 0.00 | 0.00 | 7.37 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 140,030 | | | | | | | |

REVIEW DATE 10/31/2017 BY TWX Total Acres: 8.37 Total Land Value: 207,530 Market: 0 Agricultural: 0 Common: 207,530 PRINTED 08/02/2023 BY SYS