PT SEC 47-2N-23E
IN OR 2573/18
(EX 1-8, 1-9 & OR 2519/597)

TORRES ALEXANDER
28719 TRACY RD
HILLIARD, FL 32046

2023

47-4N-23-0000-0001-0040

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

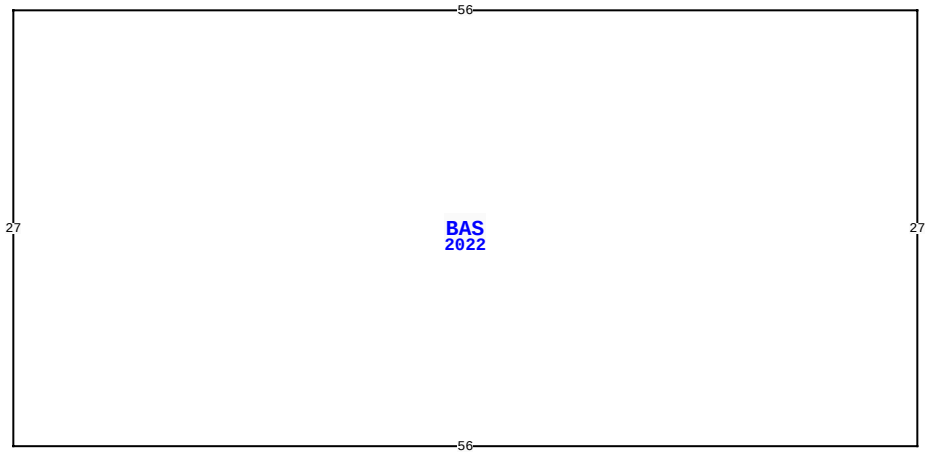
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	134,629
TOTALS	1,512		1,512	134,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.4800	89.94	135,989	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2023 Heated Area: 1512 HX Base Yr



28719 TRACY 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	134,629
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	175,129
SOH/AGL Deduction	0
ASSESSED VALUE	175,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,129
TOTAL JUST VALUE	175,129
NCON VALUE	134,632
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017728	CO ISSUED	0	12/01/2022
22014512	MH MOVE-ON	0	09/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2573/0018	6/10/2022	WD	U	V	37	40,000
GRANTOR: BRANCH CHRISTINE JANE						
GRANTEE: TORRES ALEXANDER						
2287/1225	6/27/2019	PR	U	V	19	20,000
GRANTOR: APRIL DEVINE PR FOR L						
GRANTEE: BRANCH CHRISTINE JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S27 E56 N27$.

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	0	0005		0.00	0.00	1.35	AC		1.00	1.00	1.00	30,000.00	30,000.00	40,500							

REVIEW DATE 10/25/2022 BY WW Total Acres: 1.35 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/02/2023 BY SYS