IN OR 2407/446

BURT ANDREW B SR & TAMMY KAY
18354 CRITTER CORNER
HILLIARD, FL 32046

2023

47-4N-23-0000-0001-0050

BUILDING CHARACTERISTICS

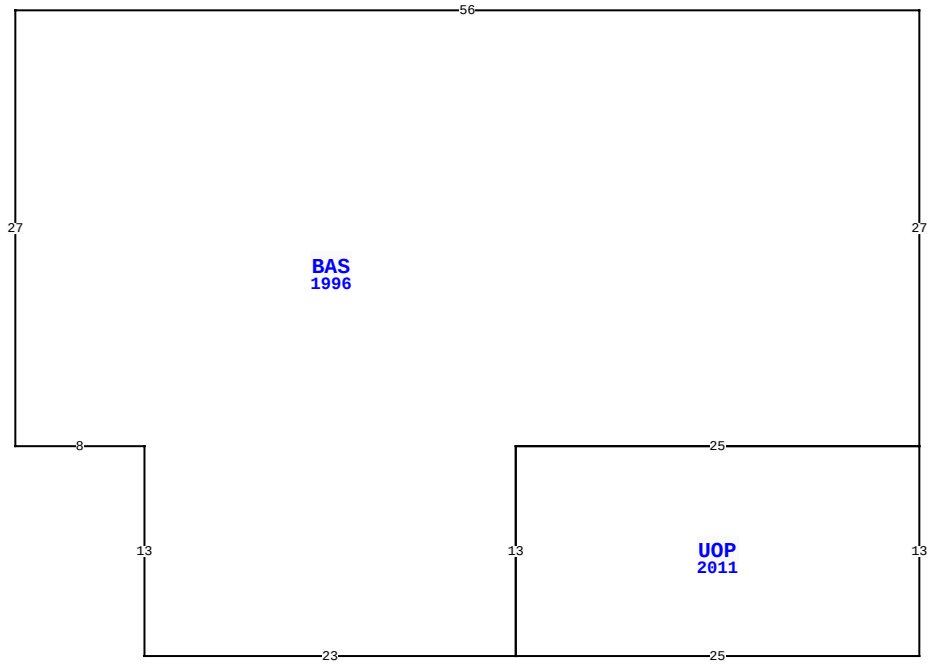
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,811	100	1,811	79,739
UOP	325	25	81	3,567
TOTALS	2,136		1,892	83,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,892	125.8000	88.06	166,610	1996	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2021 Heated Area: 1811 HX Base Yr 2021



18354 CRITTER CORNER, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		83,305
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		204,110
TOTAL MARKET VALUE		290,215
SOH/AGL Deduction		98,393
ASSESSED VALUE		191,822
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,822
TOTAL JUST VALUE		290,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961498	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0446	10/29/2020	WD	Q	I	01	215,000
GRANTOR: HOYT JAMES M L/E						
GRANTEE: BURT ANDREW B SR &						
2362/0896	5/06/2020	QC	U	I	11	100
GRANTOR: HOYT JAMES M						
GRANTEE: MCNEESE JOSHUA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S27 E8 S13 E23 UOP=[YR=2011] E25 N13 W25 S13$ N13 E25 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	7.19	AC		1.00	1.00	1.00	19,000.00	19,000.00	136,610							

REVIEW DATE 10/31/2017 BY TWX Total Acres: 8.19 Total Land Value: 204,110 Market: 0 Agricultural: 0 Common: 204,110 PRINTED 08/02/2023 BY SYS