PARCEL 1-1 SECT 49-4N-25E &
PARCEL 1-2 SECT 38-4N-25E
R407704 & R407705

TAYLOR LANA H
49174 RESORT ROAD
HILLIARD, FL 32046

2023

49-4N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

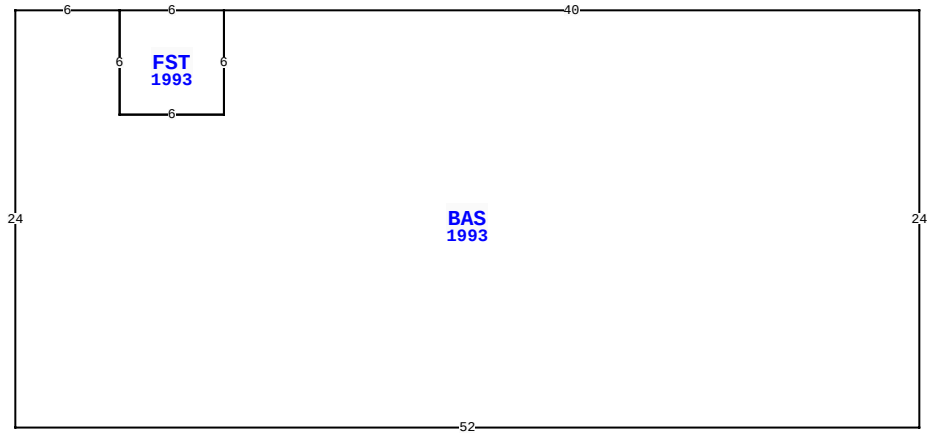
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	1,212	27,132
FST	36	65	23	515
TOTALS	1,248		1,235	27,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,235	114.8000	74.62	92,156	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1990 Heated Area: 1212 HX Base Yr 1990



49174 RESORT RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,647
TOTAL MARKET OB/XF VALUE		5,390
TOTAL LAND VALUE - MARKET		73,800
TOTAL MARKET VALUE		106,837
SOH/AGL Deduction		53,856
ASSESSED VALUE		52,981
TOTAL EXEMPTION VALUE	HX HB VX WX	37,981
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		106,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/0797	3/31/2008	QC	U	I	01	100
GRANTOR: TAYLOR LANA H						
GRANTEE: TAYLOR LANA H & KEN						
1139/1956	5/27/2003	QC	U	I	01	100
GRANTOR: TAYLOR KENT						
GRANTEE: TAYLOR LANA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W6 S6 E6 N6$ S6 W6N6 W6 S24 E52 N24$.

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	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1985	1985	3	20	64	
2	1242	WD DECK A	0	100	12	24	288.00	SF	10.00	10.00	100	1989	1989	3	20	576	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0940	SHEDS/PORT	0	100	8	20	160.00	SF	20.10	20.10	100	1989	1989	3	20	643	
7	0855	CONC PAVER	0	100	0	0	210.00	SF	7.00	7.00	100	2005	2005	3	87	1,279	
8	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	2005	2005	3	27	518	

LAND DESCRIPTION

TOTAL OB/XF 5,390

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		OR	0.00	0.00	4.10	AC		1.00	1.00	1.00	18,000.00	18,000.00	73,800							

REVIEW DATE 08/15/2017 BY KBX Total Acres: 4.10 Total Land Value: 73,800 Market: 0 Agricultural: 0 Common: 73,800 PRINTED 08/02/2023 BY SYS