BLOCK 3 S175' OF LOTS 1 & 2 & AL
IN OR 947 PG 1332
MH/ID AL2905R003391A &

COLEMAN CAMPBELL TAMI S
49124 BILL JOHNSON ROAD
HILLIARD, FL 32046-0869

2023

49-4N-25-4260-0003-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

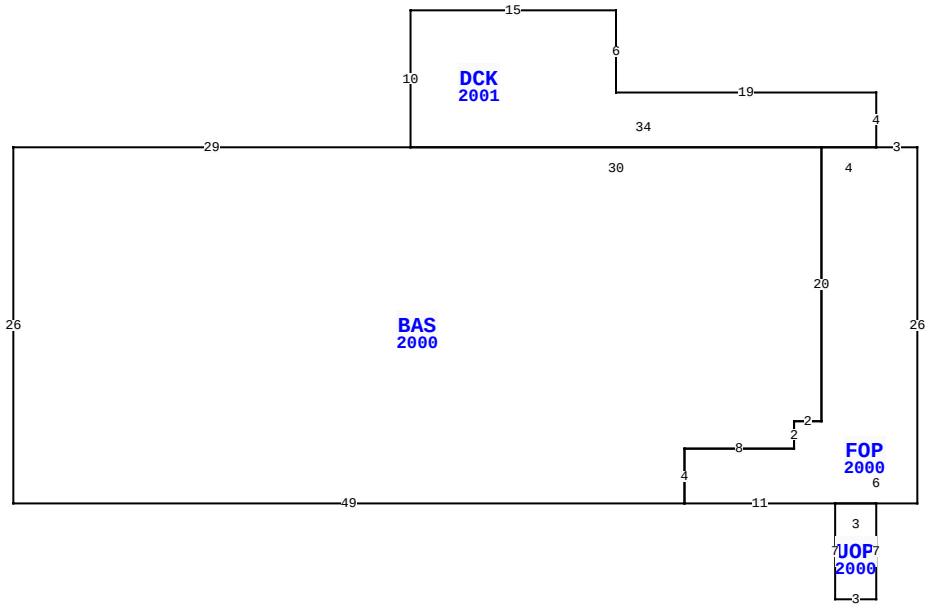
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1,490	56,873
DCK	226	15	34	1,298
FOP	226	30	68	2,595
UOP	21	25	5	191
TOTALS	1,963		1,597	60,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,597	113.6000	79.52	126,993	2000	2000	0	0	0	52.00	48.00

2 M/H 94+ – 100% - 1992 Heated Area: 1490 HX Base Yr 1992



49124 BILL JOHNSON 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		60,957
TOTAL MARKET OB/XF VALUE		16,201
TOTAL LAND VALUE - MARKET		64,750
TOTAL MARKET VALUE		141,908
SOH/AGL Deduction		70,452
ASSESSED VALUE		71,456
TOTAL EXEMPTION VALUE	HX HB	46,456
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003258	MH MOVE-ON	0	09/01/2000
8260	MH MOVE-ON	5,500	08/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/1332	8/31/2000	WD	U	I	01	15,000
GRANTOR: CAMPBELL JOSEPH C & T						
GRANTEE: COLEMAN RUFUS & TAM						
0622/0844	3/27/1991	WD	Q	V		12,000
GRANTOR: BAGBY ARDYTHE W						
GRANTEE: CAMPBELL JOSEPH & T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W3 DCK=[YR=2001] N4 W19 N6 W15 S10
BAS=[YR=2000] W29 S26 E49 N4 E8 N2 E2 N20 W30 $ E34 $ W4 S20
W2 S2 W8 S4 E11 UOP=[YR=2000] S7 E3 N7 W3 $ E6 N26 $.

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
2	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1980	1980	3	100	1,000	
3	0681	POLE SHED	0	100	49	28	1,372.00	SF	15.00	15.00	100	1998	1998	3	27	5,557	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
5	0810	CONCRETE A	0	100	0	0	304.00	SF	6.50	6.50	100	2000	2000	3	80	1,581	
6	2700	QUONSET LW	0	100	40	50	600.00	SF	12.00	12.00	100	2002	2002	3	52	3,744	
7	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2002	2002	3	21	840	
8	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	2002	2002	3	21	504	

LAND DESCRIPTION

TOTAL OB/XF 16,201

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	1.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	64,750							

REVIEW DATE 07/28/2017 BY KBX Total Acres: 1.85 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 08/02/2023 BY SYS