LOT 8
BELL FARMS PB 5/376

MINARD MICHAEL J
4554 CR 108
HILLIARD, FL 32046

2024

02-2N-23-015B-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

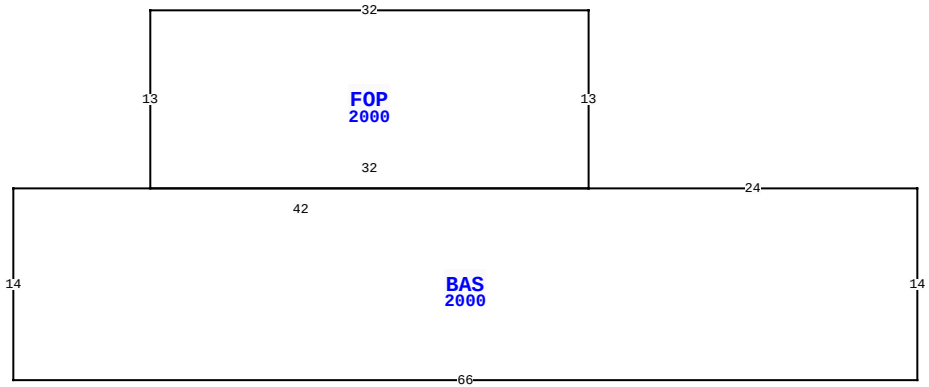
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	924	100	924	18,938
FOP	416	30	125	2,562
TOTALS	1,340		1,049	21,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,049	97.6000	68.32	71,668	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2023 Heated Area: 924 HX Base Yr 2023



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

4554 CR 108, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		21,500
TOTAL MARKET OB/XF VALUE		14,477
TOTAL LAND VALUE - MARKET		147,820
TOTAL MARKET VALUE		183,797
SOH/AGL Deduction		0
ASSESSED VALUE		183,797
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		83,797
TOTAL JUST VALUE		183,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006922	REPAIR/RRF	15,275	03/01/2000
MH99	MH MOVE-ON	0	11/01/1999
MH94409	MH MOVE-ON	14,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1018	6/14/2022	QC	U	I	11	100
GRANTOR: GRAHAM DEBORAH A						
GRANTEE: MINARD MICHEL J						
0905/0571	10/27/1999	WD	U	I	11	60,000
GRANTOR: WALKER JOSEPH C						
GRANTEE: MINARD MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 FOP=[YR=2000] N13 W32 S13 E32$ W42 S14 E66 N14$.

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	0811	CONCRETE B	0	100	22	24	528.00	SF	5.20	5.20	100	1997	1997	3	73	2,004	
2	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	100	2000	2000	3	28	6,115	
3	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2000	2000	3	79	555	
4	0680	POLE SHED	0	100	26	24	624.00	SF	10.00	10.00	100	2020	2020	3	93	5,803	

LAND DESCRIPTION

TOTAL OB/XF 14,477

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	000102	C	SFR/MH	100	0004	OR	0.00	0.00	7.78	AC		1.00	1.00	1.00	19,000.00	19,000.00	147,820							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 7.78 Total Land Value: 147,820 Market: 0 Agricultural: 0 Common: 147,820 PRINTED 08/06/2024 BY SYS