PT OF LOTS 23 & 24 S OF RD
IN OR 2703/507
EX 23-14

RAY KEVIN ARNOLD & APRIL
37361 OLD PINERIDGE ROAD
HILLIARD, FL 32046-6439

**2024**

**03-3N-24-2020-0023-0050**

## BUILDING CHARACTERISTICS

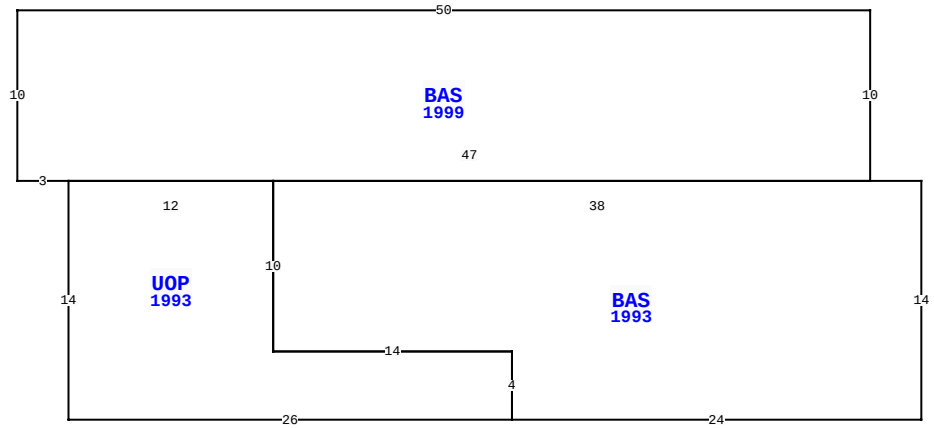
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 25 | MOD METAL 50 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 476 | 100 | 476 | 10,266 |
| BAS | 500 | 100 | 500 | 10,784 |
| UOP | 224 | 25 | 56 | 1,208 |
| TOTALS | 1,200 | | 1,032 | 22,257 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,032 | 102.7000 | 71.89 | 74,190 | 1964 | 1978 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 976 HX Base Yr




37361 OLD PINERIDGE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 22,257 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 41,700 |
| TOTAL MARKET VALUE | 63,957 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 63,957 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 63,957 |
| TOTAL JUST VALUE | 63,957 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 62,369 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 240007973 | CO ISSUED | | 07/08/2024 |
| MH240004771 | REPLACEMENT MANUF | 0 | 04/24/2024 |
| 8665 | ADDITION | 12,950 | 02/11/1993 |
| 7253 | ADDITION | 4,750 | 05/22/1991 |
| 8243 | MH MOVE-ON | 1,000 | 07/13/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2703/507 | 3/29/2024 | WD | U | I | 37 | 4,000 |
| GRANTOR: CARROLL ANGELA B | | | | | | |
| GRANTEE: RAY KEVIN ARNOLD & | | | | | | |
| 1675/1982 | 5/06/2010 | QC | U | I | 11 | 100 |
| GRANTOR: CARROLL EDNA | | | | | | |
| GRANTEE: CARROLL EDNA & ANGE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W50 S10 E3 UOP=[YR=1993] S14 E26
BAS=[YR=1993] E24 N14 W38 S10 E14 S4 $ N4 W14 N10 W12 $ E47 N10 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 1.39 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 41,700 | | | | | | | |

REVIEW DATE 07/01/2024 BY WW Total Acres: 1.39 Total Land Value: 41,700 Market: 0 Agricultural: 0 Common: 41,700 PRINTED 08/06/2024 BY SYS