PT GOVT LOTS 7 & 8 OF
SEC 4-1N-23E IN OR 2630/418
(EX UTIL ESMT IN OR 1477/1343)

GOODROE SHANE & SHELBY
2550 SR 2
HILLIARD, FL 32046

**2024**

**04-1N-23-0000-0003-0100**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | 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 | 05 | Quality Level 05 |

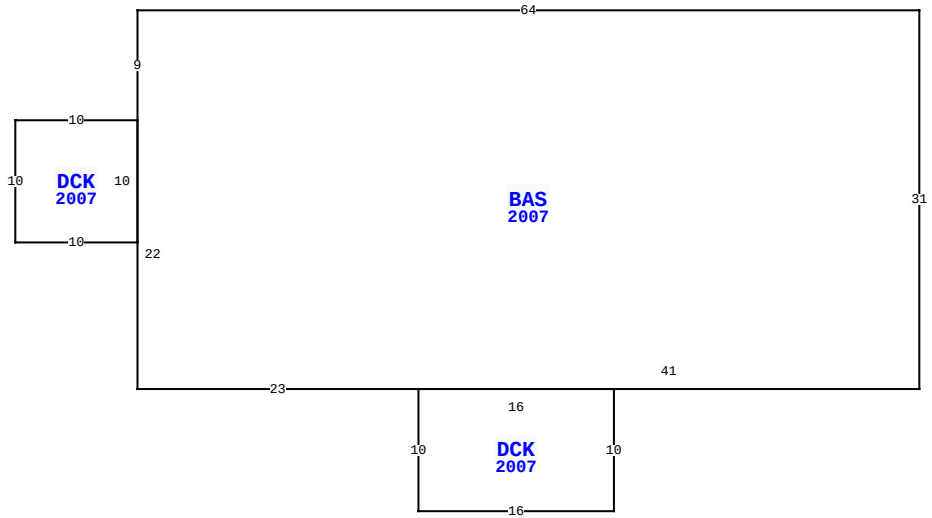
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,984 | 100 | 1,984 | 118,407 |
| DCK | 100 | 15 | 15 | 895 |
| DCK | 160 | 15 | 24 | 1,432 |
| TOTALS | 2,244 | | 2,023 | 120,734 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,023 | 147.3600 | 110.52 | 223,582 | 1999 | 2004 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 100% - 2024 Heated Area: 1984 HX Base Yr 2024




## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 120,734 |
| TOTAL MARKET OB/XF VALUE | | 4,540 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 220,274 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 220,274 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 170,274 |
| TOTAL JUST VALUE | | 220,274 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 208,291 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C4899 | CO ISSUED | 0 | 02/01/2007 |
| E18736 | ELEC OTHER | 0 | 02/01/2007 |
| M12450 | TANKS/BLRS | 0 | 02/01/2007 |
| P12121 | OTHER | 0 | 02/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2630/418 | 3/14/2023 | AD | U | I | 21 | 25,200 |
| GRANTOR: RYALS LINDA | | | | | | |
| GRANTEE: GOODROE SHANE & SHE | | | | | | |
| 2107/1883 | 9/17/2014 | AD | U | I | 11 | 100 |
| GRANTOR: MCCLELLAN JASON | | | | | | |
| GRANTEE: RYALS LINDA | | | | | | |

2550 SR 2, HILLIARD

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

## BUILDING NOTES

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 508.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 88 | 2,906 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 0 | 0 | 288.00 | SF | 18.30 | 18.30 | 100 | 2007 | 2007 | 3 | 31 | 1,634 | |

## BUILDING DIMENSIONS

BAS=[YR=2007] W64S9DCK=[YR=2007] W10S10E10
N10$S22E23DCK=[YR=2007] S10E16N10W16 $E41N31$.

## LAND DESCRIPTION

TOTAL OB/XF 4,540

| 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 | 0004 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 95,000 | | | | | | | |

REVIEW DATE 02/28/2024 BY WWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS