PT OR GOVT LOTS 9 & 10
IN OR 1488/1932
2007 FLEET DW/MH

CURTIS RACHELLE & JOSHUA/
2299 TOM CRAWFORD RD
HILLIARD, FL 32046

2024

04-1N-23-0000-0005-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

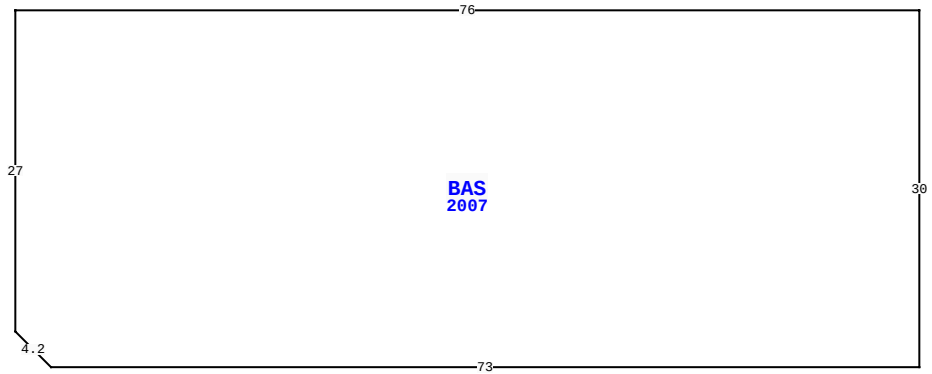
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	132,040
TOTALS	2,276		2,276	132,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,276	128.9200	96.69	220,066	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2010 Heated Area: 2276 HX Base Yr 2010



2299 TOM CRAWFORD RD, HILLIARD

BLD DATE	02/21/2008	JH	LGL DATE	
XF DATE			LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		132,040
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		199,690
TOTAL MARKET VALUE		334,915
SOH/AGL Deduction		191,152
ASSESSED VALUE		143,763
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,763
TOTAL JUST VALUE		334,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5001	CO ISSUED	0	09/01/2007
MH5001	MH MOVE-ON	0	09/01/2007
P12736	OTHER	0	09/01/2007
E19863	ELEC OTHER	0	08/01/2007
M13181	MECH OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1488/1932	3/29/2007	WD	Q	V		140,000

GRANTOR: MIXON JAMES C
GRANTEE: CURTIS RACHELLE & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76S27 R3 D3 E73N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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	0007	OR	0.00	0.00	10.51	AC		1.00	1.00	1.00	19,000.00	19,000.00	199,690							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.51 Total Land Value: 199,690 Market: 0 Agricultural: 0 Common: 199,690 PRINTED 08/06/2024 BY SYS