PT SEC 4-1N-23E
IN OR 2564/1833

MALLARD APRIL IRIS &/JACKSON STEPHEN LEROY II
2387 SR 2
HILLIARD, FL 32046

2024

04-1N-23-0000-0005-0310

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

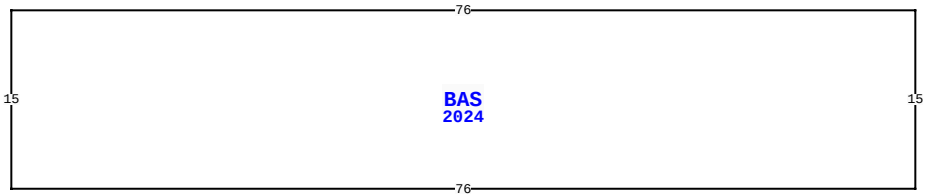
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	97,850
TOTALS	1,140		1,140	97,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	115.6000	86.70	98,838	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2024 Heated Area: 1140 HX Base Yr



SR 2, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 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	97,850
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	156,650
SOH/AGL Deduction	12,600
ASSESSED VALUE	144,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,050
TOTAL JUST VALUE	156,650
NCON VALUE	97,850
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003430	CO ISSUED	0	03/15/2023
22018691	MH MOVE-ON	0	12/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2601/1927	11/09/2022	SW	U	V	11	100
GRANTOR: MALLARD BRENDA						
GRANTEE: MALLARD APRIL IRIS						
2564/1833	5/23/2022	QC	U	V	11	100
GRANTOR: MALLARD BRENDA						
GRANTEE: MALLARD APRIL IRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,20] W76 S15 E76 N15 $
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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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	35,000.00	35,000.00	58,800							

REVIEW DATE 12/13/2023 BY WWA Total Acres: 1.68 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 08/06/2024 BY SYS