PT OF FRAC SEC 4-2N-23E
IN OR 2409/1670

RAULERSON NATASHA
2199 ADDISON LANE
HILLIARD, FL 32046

2024

04-2N-23-0000-0002-0030

NASSAU COUNTY PROPERTY

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

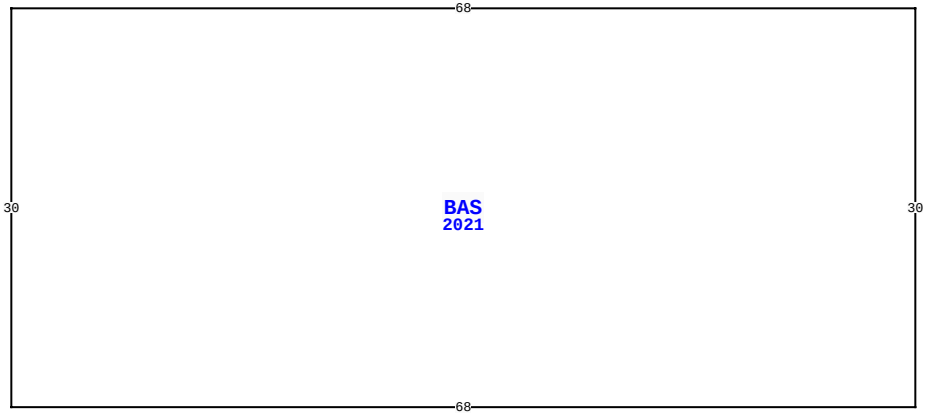
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	209,436
TOTALS	2,040		2,040	209,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	139.6800	104.76	213,710	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2022 Heated Area: 2040 HX Base Yr 2022



2199 ADDISON LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		209,436
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		305,436
SOH/AGL Deduction		79,726
ASSESSED VALUE		225,710
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,710
TOTAL JUST VALUE		305,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005834	CO ISSUED	0	05/07/2021
21001877	MH MOVE-ON	0	02/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/1670	11/19/2020	QC	U	V	11	100

GRANTOR: SIKES BERTA LOU
GRANTEE: RAULERSON NATASHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S30 E68 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	3.84	AC		1.00	1.00	1.00	25,000.00	25,000.00	96,000							

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 3.84 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/06/2024 BY SYS