

PT OF LOTS 2 & 3
IN OR 1085/66
R673420 & R673421

LEGG HAROLD L JR
23470 FAMILY LANE
HILLIARD, FL 32046

2024

05-2N-23-0000-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6																											
Exterior Wall	30	VINYL 100	0800	02	2,528	122.8000	92.10	232,829	1998	1998		0	0	0	58.00	42.00	VALUATION BY STANDARD																										
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1999															Heated Area: 2528																									
Roof Cover	12	MODULAR MT 100																HX Base Yr 1999																									
Interior Wall	05	DRYWALL 100	40 16 FEP 2020 16 40 51 13 BAS 1998 31 31 64															VALUATION SUMMARY																									
Interior Floo	14	CARPET 70																Tax Group: 6													Tax Dist:												
Interior Floo	08	SHT VINYL 30																BUILDING MARKET VALUE													97,788												
Air Condition	03	CENTRAL 100																TOTAL MARKET OB/XF VALUE													24,414												
Heating Type	04	AIR DUCTED 100																TOTAL LAND VALUE - MARKET													185,250												
Bedrooms		3 100																TOTAL MARKET VALUE													307,452												
Bathrooms		2 100																SOH/AGL Deduction													184,714												
Frame	02	WOOD FRAME 100																ASSESSED VALUE													122,738												
Stories	1.	1. 100																TOTAL EXEMPTION VALUE													HX HB 50,000												
Units		0 100																BASE TAXABLE VALUE													72,738												
			TOTAL JUST VALUE													307,452																											
			NCON VALUE													0																											
			INCOME VALUE																																								
			PREVIOUS YEAR MKT VALUE													306,214																											
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	1,984	100	1,984	76,745																																							
FEP	640	85	544	21,043																																							
TOTALS			2,624		2,528	97,788																																					
EXTRA FEATURES			23470 FAMILY LN, HILLIARD																																								
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																											
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835																												
2	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	2005	2005	3	24	1,152																												
3	0753	UEP	0 100	38	12	456.00	SF	22.00	22.00	100	2015	2015	3	78	7,825																												
4	0350	CARPORT WD	0 100	48	34	1,632.00	SF	8.58	8.58	100	2020	2020	3	90	12,602																												
LAND DESCRIPTION			TOTAL OB/XF 24,414																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0007	OR	0.00	0.00	6.50	AC		1.00	1.00	1.50	19,000.00	28,500.00	185,250																										
REVIEW DATE 03/11/2021 BY TW Total Acres: 6.50 Total Land Value: 185,250 Market: 0 Agricultural: 0 Common: 185,250 PRINTED 08/06/2024 BY SYS																																											