PT OF LOTS 17 18 & 19
IN OR 2424/207
PENNY HADDOCK ESTATES PB 5/338

MINCHEW DONALD M & DANYELLE B
39214 PROSPECT LANDING RD
HILLIARD, FL 32046

2024

05-4N-24-1630-0018-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

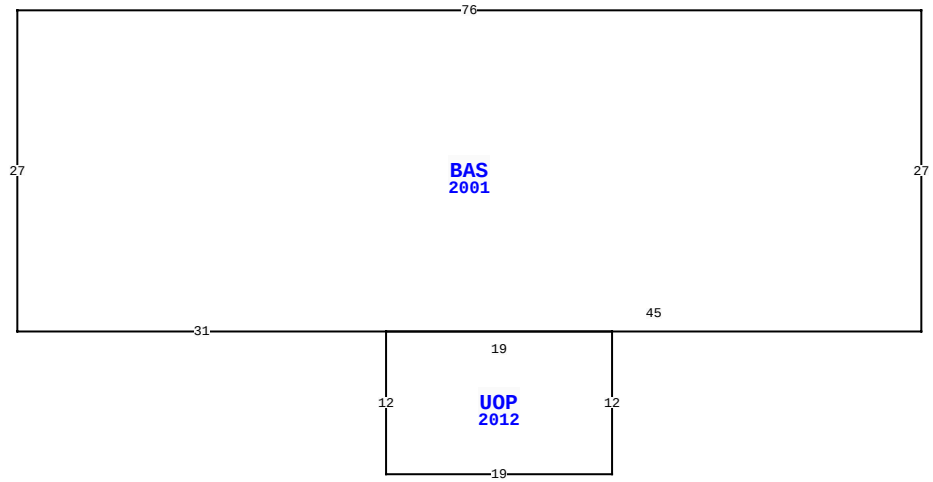
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	87,002
UOP	228	25	57	2,417
TOTALS	2,280		2,109	89,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,109	128.4800	96.36	203,223	1999	1999	0	0	0	56.00	44.00

2 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



39214 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	89,418
TOTAL MARKET OB/XF VALUE	17,960
TOTAL LAND VALUE - MARKET	248,160
TOTAL MARKET VALUE	355,538
SOH/AGL Deduction	34,668
ASSESSED VALUE	320,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,870
TOTAL JUST VALUE	355,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992660	MH MOVE-ON	0	01/04/1999
MH94467	MH MOVE-ON	6,500	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0207	1/06/2021	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM DANAE A						
GRANTEE: MINCHEW DONALD M &						
2411/0297	11/19/2020	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM DANAE ET						
GRANTEE: HIGGINBOTHAM DANAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S27 E31 UOP=[YR=2012] S12 E19 N12 W19$ E45 N27$.

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	0201	BARN WD 10	0	0	44	60	2,640.00	SF	17.00	17.00	100	1984	1984	3	20	8,976	
2	0751	UOP	0	0	8	20	160.00	SF	10.00	10.00	100	2009	2009	3	56	896	
3	0811	CONCRETE B	0	0	26	24	624.00	SF	5.20	5.20	100	2001	2001	3	80	2,596	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
5	0681	POLE SHED	0	0	11	9	99.00	SF	15.00	15.00	100	2003	2003	3	32	475	
6	0681	POLE SHED	0	0	40	11	440.00	SF	15.00	15.00	100	2003	2003	3	32	2,112	

LAND DESCRIPTION

TOTAL OB/XF 17,960

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	0005	OR	0.00	0.00	31.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	248,160							

REVIEW DATE 03/22/2021 BY TW Total Acres: 31.02 Total Land Value: 248,160 Market: 0 Agricultural: 0 Common: 248,160 PRINTED 08/06/2024 BY SYS