BLOCK 8 PT OF LOTS 1 & 4
IN OR 698 PG 235
2015 TOHO DW/MH

WADE ANGELA RENEA
1301 DEVERS RD APT 17
RICHMOND, VA 23226

2024

08-3N-24-2380-0008-0011

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	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
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

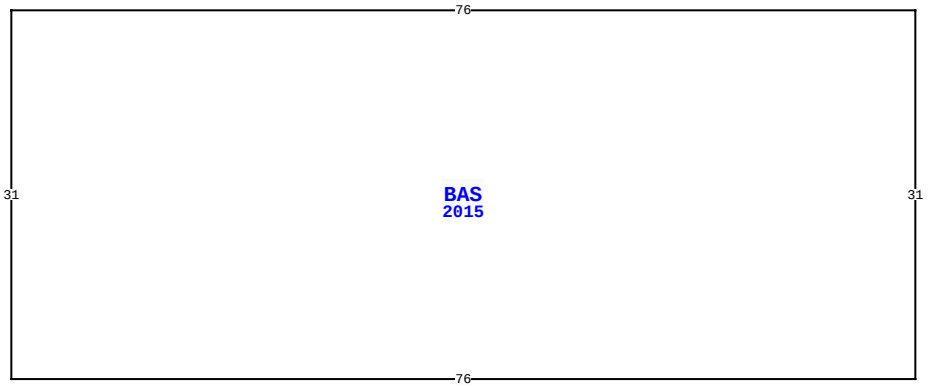
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	178,830
TOTALS	2,356		2,356	178,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	126.5000	94.88	223,537	2015	2015	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 2024 Heated Area: 2356 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,830
TOTAL MARKET OB/XF VALUE	2,409
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	223,239
SOH/AGL Deduction	0
ASSESSED VALUE	223,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,239
TOTAL JUST VALUE	223,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150052	MH MOVE-ON	0	06/03/2015
20120095	CARPORT	800	06/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0698/0235	2/09/1994	WD	U	V	01	100

GRANTOR: WADE HAROLD J
GRANTEE: WADE RONALD & ANGEL

3763 WADE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0940	SHEDS/PORT	0	0	8	12	96.00	SF	21.30	21.30	100	1986	1986	3	20	409	
2	0351	CARPORT MT	0	0	20	50	1,000.00	SF	10.00	10.00	100	1950	1950	3	20	2,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 2,409

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	000102	C	SFR/MH	0	0007	C-1	-210.00	336.00	210.00	SF		1.00	1.00	1.00	200.00	200.00	42,000							

REVIEW DATE 06/05/2020 BY TWA Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS