

BLOCK 123 LOTS 13 THRU 16
IN OR 1771/354
R407906

BRANNAN CATHY
27562 FOURTH AVE W
HILLIARD, FL 32046

2024

08-3N-24-2380-0123-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	684	12,382
TOTALS	684		684	12,382

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0940	SHEDS/PORT	0	100	16	9			
2	1242	WD DECK A	0	100	12	6			
3	0940	SHEDS/PORT	0	100	16	12			
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	684	86.2000	60.34	41,273	1974	1974	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 2012 Heated Area: 684 HX Base Yr 2012													
12 BAS1993 57													
27562 W FOURTH AVE, HILLIARD													
BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					12,382				
TOTAL MARKET OB/XF VALUE					1,623				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					44,005				
SOH/AGL Deduction					21,140				
ASSESSED VALUE					22,865				
TOTAL EXEMPTION VALUE					HX HB 22,865				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					44,005				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					43,203				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090097	XFOB	2,475	11/12/2009
05-069	MH MOVE-ON	0	06/02/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1771/0354	12/30/2011	QC	U	I	11	100	
GRANTOR: BRANNAN CONSTRUCTION							
GRANTEE: BRANNAN CATHY							
1050/1562	4/19/2002	QC	U	I	01	28,000	
GRANTOR: BRANNAN CATHY							
GRANTEE: BRANNAN CONSTRUCTIO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W57 S12 E57 N12\$.									