

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		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	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,560	100	1,560
			SUBAREA MARKET VALUE
			154,883
TOTALS	1,560		1,560
			154,883

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	1,560	135.0800	101.31	158,044	2021	2021	0	0	2.00	98.00													
1 M/H 94+ - 100% - 2021			Heated Area: 1560			HX Base Yr 2021																		
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>60</p> <p>26</p> <p>BAS 2021</p> <p>60</p> <p>26</p> </div>																								
<div style="display: flex; justify-content: space-between;"> <div> <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> </div> <div> <table border="1"> <thead> <tr> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>06/13/2023</td> <td></td> <td></td> </tr> </tbody> </table> </div> </div>													BLD DATE	XF DATE	INC DATE				LGL DATE	LAND DATE	AG DATE	06/13/2023		
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06/13/2023																								
2986 CARROLL CORNER RD, HILLIARD																								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		154,883	
TOTAL MARKET OB/XF VALUE		3,955	
TOTAL LAND VALUE - MARKET		30,900	
TOTAL MARKET VALUE		189,738	
SOH/AGL Deduction		36,529	
ASSESSED VALUE		153,209	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		103,209	
TOTAL JUST VALUE		189,738	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,005	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002411	MH MOVE-ON	0	03/02/2021
MH98	MH MOVE-ON	0	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/0237	12/22/2020	WD	U	I	37	25,000
GRANTOR: PUCKETT KOREY E & LIB						
GRANTEE: PRUETT SUZANNA & CO						
1151/1564	7/09/2003	QC	U	I	06	1,000
GRANTOR: CARROLL TALITHA						
GRANTEE: PUCKETT KOREY REID						

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	0811	CONCRETE B	0	100	56	12		672.00	SF	5.20	2001	2001	3	80	2,796
2	0681	POLE SHED	0	100	23	12		276.00	SF	15.00	2000	2000	3	28	1,159
TOTALS													3,955		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2021] W60 S26 E60 N26 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900								