SW1/4
IN OR 2626/941

KALAKAUSKIA JAMIE L
22584 LORI LANE
HILLIARD, FL 32046

2024

10-2N-23-0000-0015-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

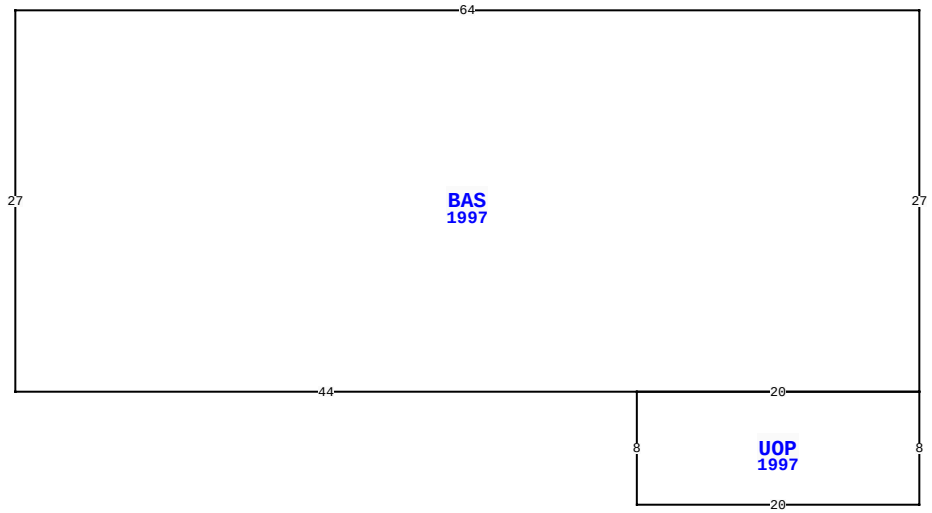
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,728	100	1,728	141,668
UOP	160	25	40	3,279
TOTALS	1,888		1,768	144,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,768	146.4000	102.48	181,185	1989	2015	0	0	0	20.00	80.00

1 M/H 93- – 0% - 2024 Heated Area: 1728 HX Base Yr



22584 LORI LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	144,948
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	178,248
SOH/AGL Deduction	0
ASSESSED VALUE	178,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,248
TOTAL JUST VALUE	178,248
NCON VALUE	3,300
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/0941	3/17/2023	WD	Q	I	01	230,000
GRANTOR: UNIVERSAL PAINTING FL						
GRANTEE: KALAKAUSKIA JAMIE L						
2607/1867	12/08/2022	WD	U	I	37	48,200
GRANTOR: LINDABEAN ENTERPRISES						
GRANTEE: UNIVERSAL PAINTING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W64 S27 E44 UOP=[YR=1997] S8 E20 N8 W20$ E20 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
5	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	1989		66	3,300	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 04/03/2023 BY KBA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS