LOT 3
L/E OR 1835/908
1994 GRAM DW/MH

LINDBORG LENA I L/E/
151052 CR 108
HILLIARD, FL 32046

2024

10-3N-24-073A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

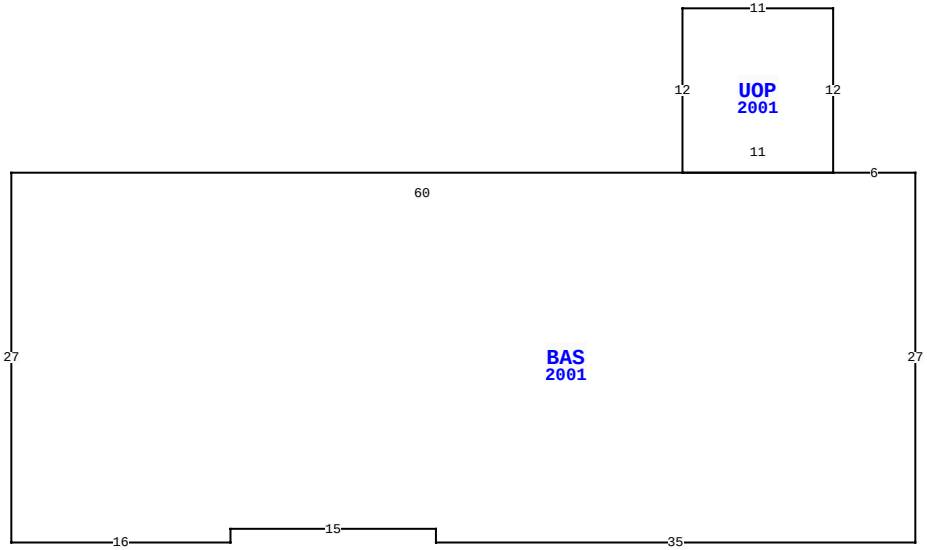
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,767	100	1,767	49,140
UOP	132	25	33	918
TOTALS	1,899		1,800	50,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	123.6000	92.70	166,860	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2007 Heated Area: 1767 HX Base Yr 2007



151052 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,058
TOTAL MARKET OB/XF VALUE		2,996
TOTAL LAND VALUE - MARKET		45,300
TOTAL MARKET VALUE		98,354
SOH/AGL Deduction		43,775
ASSESSED VALUE		54,579
TOTAL EXEMPTION VALUE	HX HB WX	34,579
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		98,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3496	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1835/0908	8/02/2010	QC	U	I	11	14,000
GRANTOR: LINDBORG LENA I						
GRANTEE: SKIRVIN CONNIE ELLI						
1409/1926	5/05/2006	WD	Q	I		79,700
GRANTOR: FRY DOUGLAS						
GRANTEE: LINDBORG OLIVER J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W6 UOP=[YR=2001] N12 W11 S12 E11$ W60 S27 E16 N1 E15 S1 E35 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2002	2002	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 2,996

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	100		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,300							

REVIEW DATE 04/08/2024 BY WWA Total Acres: 1.51 Total Land Value: 45,300 Market: 0 Agricultural: 0 Common: 45,300 PRINTED 08/06/2024 BY SYS