

IN OR 1881/1093  
2002 SKYLAND DW/MH  
UTIL ESMT OR 2308/695

POOSER BRANDON & DESTINY  
28206 BOND RD  
HILLIARD, FL 32046

2024

13-4N-23-0000-0002-0010



| 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            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| 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       | 1,512            | 100         | 1,512        | 66,226               |
| DCK       | 192              | 15          | 29           | 1,270                |
| TOTALS    | 1,704            |             | 1,541        | 67,496               |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0810       | CONCRETE A  | 0 100   | 18 | 18 | 324.00 | SF | 6.50  | 6.50           |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000102   | C   | SFR/MH               | 100 | 0005 | OR       | 0.00  | 0.00  | 1.09        |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |         |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0800               | 02  | 1,541     | 116.8000    | 87.60          | 134,992        | 2002 | 2002 | 0    | 0    | 0 50.00 | 50.00  |

2 M/H 94+ - 100% - 2015

Heated Area: 1512

HX Base Yr 2015

12

16

DCK  
2007

16

12

56

23

BAS  
2007

27

56

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023 MLU

| NASSAU COUNTY PROPERTY    |  |              |   |
|---------------------------|--|--------------|---|
| PAGE 1 of 2               |  |              | 4 |
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 4              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 94,451       |   |
| TOTAL MARKET OB/XF VALUE  |  | 1,916        |   |
| TOTAL LAND VALUE - MARKET |  | 32,700       |   |
| TOTAL MARKET VALUE        |  | 129,067      |   |
| SOH/AGL Deduction         |  | 39,760       |   |
| ASSESSED VALUE            |  | 89,307       |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  | 39,307       |   |
| TOTAL JUST VALUE          |  | 129,067      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 127,253      |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| P13211     | OTHER       | 0      | 05/01/2008 |
| B21419     | ADDITION    | 20,000 | 05/01/2008 |
| R11265     | REPAIR/RRF  | 4,000  | 05/01/2008 |
| B0108387   | FOUNDATION  | 2,000  | 06/01/2001 |
| MH013521   | MH MOVE-ON  | 0      | 06/01/2001 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1881/1093                      | 9/26/2013 | SW        | Q   | I   | 02     | 45,200     |
| GRANTOR: THE SECRETARY OF HOUS |           |           |     |     |        |            |
| GRANTEE: POOSER BRANDON & DE   |           |           |     |     |        |            |
| 1868/1007                      | 5/07/2013 | SW        | U   | I   | 12     | 100        |
| GRANTOR: FREEDOM MORTGAGE CORP |           |           |     |     |        |            |
| GRANTEE: THE SECRETARY OF HO   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                       |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W56S4DCK=[YR=2007] W12S16E12 N16S23E56N27S. |  |  |  |  |  |  |  |  |  |

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