IN OR 2654/423

MANBECK SANDRA J L/E/
3036 RIVER RD
HILLIARD, FL 32046

2024

15-2N-23-0000-0005-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 09

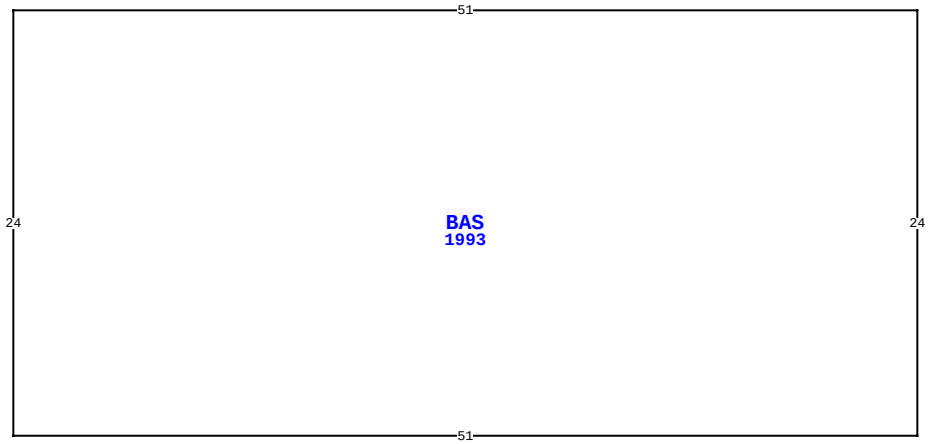
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	23,648
TOTALS	1,224		1,224	23,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,224	92.0000	64.40	78,826	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1224 HX Base Yr



3036 RIVER RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		23,648
TOTAL MARKET OB/XF VALUE		552
TOTAL LAND VALUE - MARKET		54,300
TOTAL MARKET VALUE		78,500
SOH/AGL Deduction		45,794
ASSESSED VALUE		32,706
TOTAL EXEMPTION VALUE	DX HX HB	30,000
BASE TAXABLE VALUE		2,706
TOTAL JUST VALUE		78,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/423	5/24/2023	QC	U	I	11	100
GRANTOR: MANBECK SANDRA J						
GRANTEE: MANBECK WILIAM JR						
0404/0028	11/01/1983	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S24 E51 N24$.

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	0752	USP	0	100	20	8	160.00	SF	15.00	15.00	100	1995	1995	3	23	552	

LAND DESCRIPTION

TOTAL OB/XF 552

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	0004	OR	0.00	0.00	1.81	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,300							

REVIEW DATE 02/02/2024 BY WWA Total Acres: 1.81 Total Land Value: 54,300 Market: 0 Agricultural: 0 Common: 54,300 PRINTED 08/06/2024 BY SYS