PT OF SE1/4 OF SW1/4
IN OR 2128/1512
1999 GENA DWMH

SIMMONS WILLIAM M JR & TIFFANY/
3064 CODEY LANE
HILLIARD, FL 32046

**2024**

**15-2N-23-0000-0010-0030**

## BUILDING CHARACTERISTICS

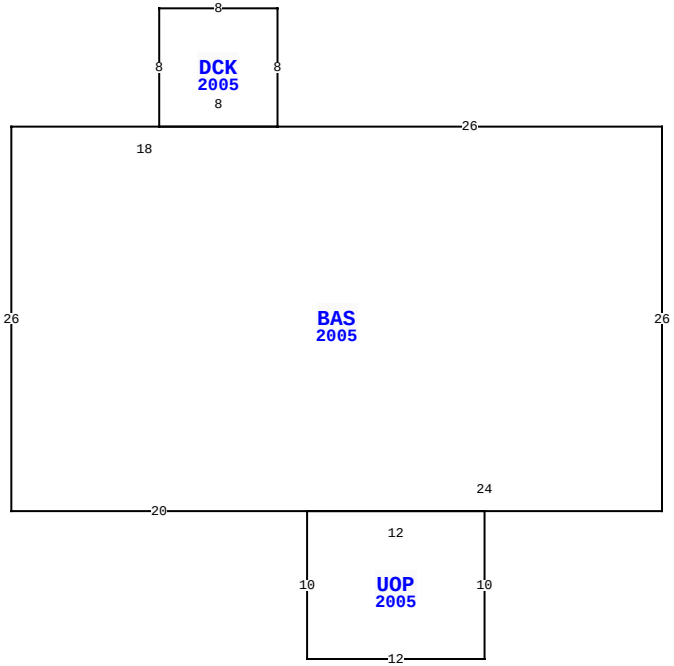
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 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 | 1,144 | 100 | 1,144 | 44,094 |
| DCK | 64 | 15 | 10 | 385 |
| UOP | 120 | 25 | 30 | 1,156 |
| TOTALS | 1,328 | | 1,184 | 45,636 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,184 | 116.8000 | 87.60 | 103,718 | 1999 | 1999 | 0 | 0 | 0 | 56.00 | 44.00 |

1 M/H 94+ – 100% - 2020 Heated Area: 1144 HX Base Yr 2020




3064 CODEY LN, 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 | | 45,636 |
| TOTAL MARKET OB/XF VALUE | | 2,905 |
| TOTAL LAND VALUE - MARKET | | 55,200 |
| TOTAL MARKET VALUE | | 103,741 |
| SOH/AGL Deduction | | 26,971 |
| ASSESSED VALUE | | 76,770 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 26,770 |
| TOTAL JUST VALUE | | 103,741 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 102,670 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH992578 | MH MOVE-ON | 0 | 01/03/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2128/1512 | 6/22/2017 | WD | U | I | 37 | 22,000 |
| GRANTOR: MCMAHEL DAMON CLARK | | | | | | |
| GRANTEE: SIMMONS WILLIAM M J | | | | | | |
| 1857/0557 | 4/29/2013 | WD | Q | I | 02 | 29,000 |
| GRANTOR: HSBC MORTGAGE SERVICE | | | | | | |
| GRANTEE: MCMAHEL DAMON CLARK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W26 DCK=[YR=2005] N8 W8 S8 E8$ W18 S26 E20
UOP=[YR=2005] S10 E12 N10 W12$ E24 N26$ .

## 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 | 1999 | 1999 | 3 | 83 | 2,905 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,905

| 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 | 0006 | OR | 0.00 | 0.00 | 1.84 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 55,200 | | | | | | | |

REVIEW DATE 08/29/2019 BY TWA Total Acres: 1.84 Total Land Value: 55,200 Market: 0 Agricultural: 0 Common: 55,200 PRINTED 08/06/2024 BY SYS