PT OR 578 PG 921
2003 MERT DW/MH

BURNSED JAMES F & CHERYL O/
2562 FOLLY LANE
HILLIARD, FL 32046-5470

2024

16-2N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

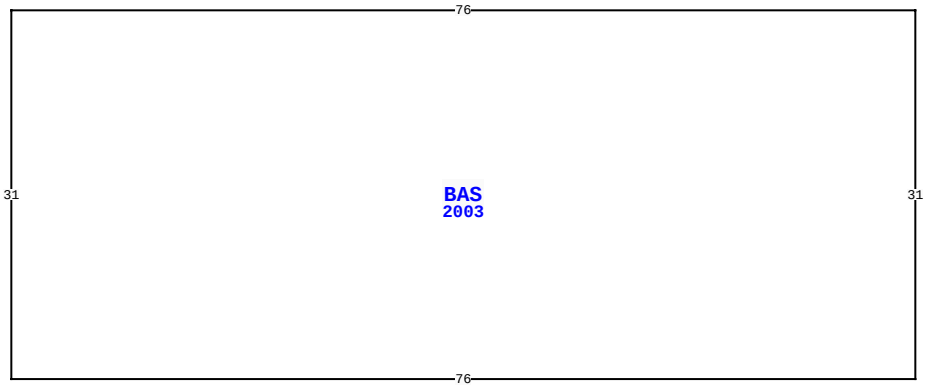
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	129,667
TOTALS	2,356		2,356	129,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	141.1200	105.84	249,359	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 0 Heated Area: 2356 HX Base Yr



2562 FOLLY 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		129,667
TOTAL MARKET OB/XF VALUE		9,899
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		222,066
SOH/AGL Deduction		109,107
ASSESSED VALUE		112,959
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,959
TOTAL JUST VALUE		222,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310710	GARAGE	23,760	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0578/0921	9/11/1989	WD	U	I	10	18,000
GRANTOR: MANGES HARRY & M						
GRANTEE: BURNSED JAMES & C O						
0537/0134	2/17/1988	AA	U	V	15	2,500
GRANTOR: HOWARD NEAL W						
GRANTEE: BURNSED JAMES F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S31 E76 N31$.

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	2003	2003	3	87	3,045	
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	29.75	29.75	100	2003	2003	3	32	6,854	

LAND DESCRIPTION

TOTAL OB/XF 9,899

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	0007	OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	30,000.00	30,000.00	82,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.75 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/06/2024 BY SYS