SE1/4 OF NE1/4
IN OR 1268/226
R497949 & R497950

ARP CHERI
38269 APPIAN WAY
HILLIARD, FL 32046

2024

17-4N-24-0000-0003-0040

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

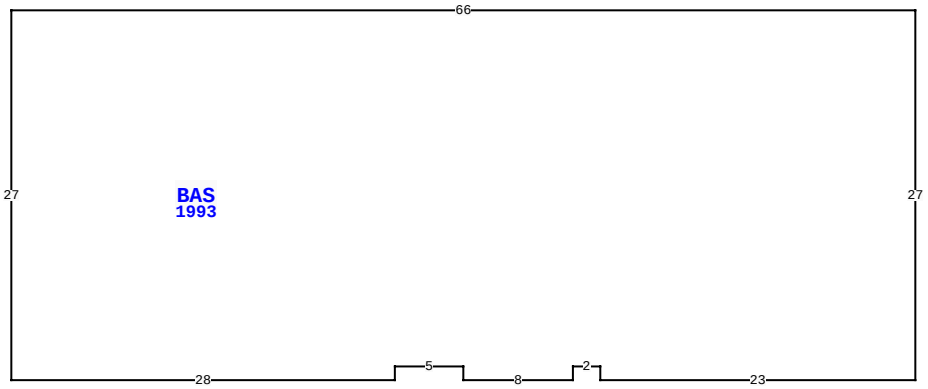
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,775	100	1,775	46,072
TOTALS	1,775		1,775	46,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,775	123.6000	86.52	153,573	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1775 HX Base Yr



38269 APPIAN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,072
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		86,750
TOTAL MARKET VALUE		135,342
SOH/AGL Deduction		78,370
ASSESSED VALUE		56,972
TOTAL EXEMPTION VALUE	HX HB	31,972
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/0226	10/22/2004	QC	U	I	01	64,100
GRANTOR: ARP WESLEY & CHERI						
GRANTEE: ARP CHERI						
0647/0670	1/29/2992	WD	U	V	01	100
GRANTOR: JONES HERMAN & CATHY						
GRANTEE: ARP WESLEY & CHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E28 N1 E5 S1 E8 N1 E2 S1 E23 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	000115	C	SFR ACRES	100		OR	0.00	0.00	3.47	AC		1.00	1.00	1.00	25,000.00	25,000.00	86,750							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 3.47 Total Land Value: 86,750 Market: 0 Agricultural: 0 Common: 86,750 PRINTED 08/06/2024 BY SYS