PT OF NE1/4 OF SW1/4
IN OR 2366/849
R433611 & R433612

HOGAN ROBIN A EST
48050 ROBINS NEST WAY
HILLIARD, FL 32046

2024

18-4N-25-0000-0005-0040

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
Quality	03	Quality Level 03

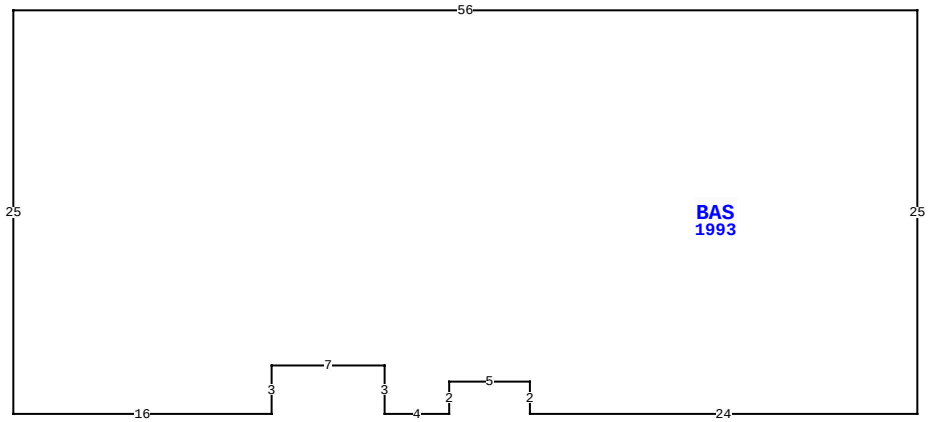
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100	1,369	33,809
TOTALS	1,369		1,369	33,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,369	117.6000	82.32	112,696	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1369 HX Base Yr



48050 ROBINS NEST WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,809
TOTAL MARKET OB/XF VALUE	3,143
TOTAL LAND VALUE - MARKET	81,000
TOTAL MARKET VALUE	117,952
SOH/AGL Deduction	20,391
ASSESSED VALUE	97,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,561
TOTAL JUST VALUE	117,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU	MH MOVE-ON	0	11/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2366/0849	6/05/2020	QC	U	I	11	100
GRANTOR: HOGAN ROGER H						
GRANTEE: HOGAN ROBIN A						
1199/0571	1/02/2004	QC	U	I	06	100
GRANTOR: MORRIS ZANDALL T						
GRANTEE: HOGAN ROGER & ROBIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S25 E16 N3 E7 S3 E4 N2 E5 S2 E24 N25$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0940	SHEDS/PORT	0	0	10	14	140.00	SF	20.10	20.10	100	1998	1998	3	20	563	
3	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	2003	2003	3	32	410	

LAND DESCRIPTION

TOTAL OB/XF 3,143

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	0		OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	81,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.50 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/06/2024 BY SYS