

PT OF SW1/4 OF NW1/4
IN OR 2619/388 BEING PARCEL A
ESMT IN OR 723/1523

CHRISTMAS TAYLOR & KYLE F
27044 WEST 5TH AVENUE
HILLIARD, FL 32046

2024

20-1N-25-0000-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	9,310
TOTALS	1,980		1,980	9,310

TOTALS		17,000	17,000	0,000			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0940	SHEDS/PORT	0	0	8	10	
2	1242	WD DECK A	0	0	6	10	
3	0504	FP-ELECTRI	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND	
0800	02	1,980	31.3500	23.51	46,550	2006	2006	0	0	55	42.00	20.00	
2 M/H 94+ - 0% - 2024													
Heated Area: 1980													
HX Base Yr													
BAS 2006													
43162 SMITTY RD, CALLAHAN													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6										Tax Dist:			
BUILDING MARKET VALUE										9,310			
TOTAL MARKET OB/XF VALUE										2,033			
TOTAL LAND VALUE - MARKET										43,050			
TOTAL MARKET VALUE										54,393			
SOH/AGL Deduction										0			
ASSESSED VALUE										54,393			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										54,393			
TOTAL JUST VALUE										54,393			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										53,815			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135513	CO ISSUED	0	11/27/2013
MH135513	MH MOVE-ON	0	11/01/2013
MH4860	MH MOVE-ON	0	11/06/2006
E18289	ELEC OTHER	0	11/01/2006
M12205	MECH OTHER	0	11/01/2006
P11684	OTHER	0	11/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2619/0388	2/10/2023	WD	U	I	37	50,000	
GRANTOR: SIERRA DEBORAH SMITH							
GRANTEE: CHRISTMAS TAYLOR &							
2479/1378	7/12/2021	QC	U	I	11	100	
GRANTOR: LOVETT BOBBY C							
GRANTEE: SIERRA DEBORAH S							

BUILDING NOTES													
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BUILDING DIMENSIONS													
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BAS=[YR=2006] W66 S30 E66 N30 \$.													
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