PT N1/2 OF NW1/4 OF SW1/4 OF
SEC 20-4N-25E IN OR 2467/372
& ESMT IN OR 1466/1945

SMITH ROBERT & SAMANTHA
48156 TRACER TRL
HILLIARD, FL 32046

**2024**

**20-4N-25-0000-0006-0110**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

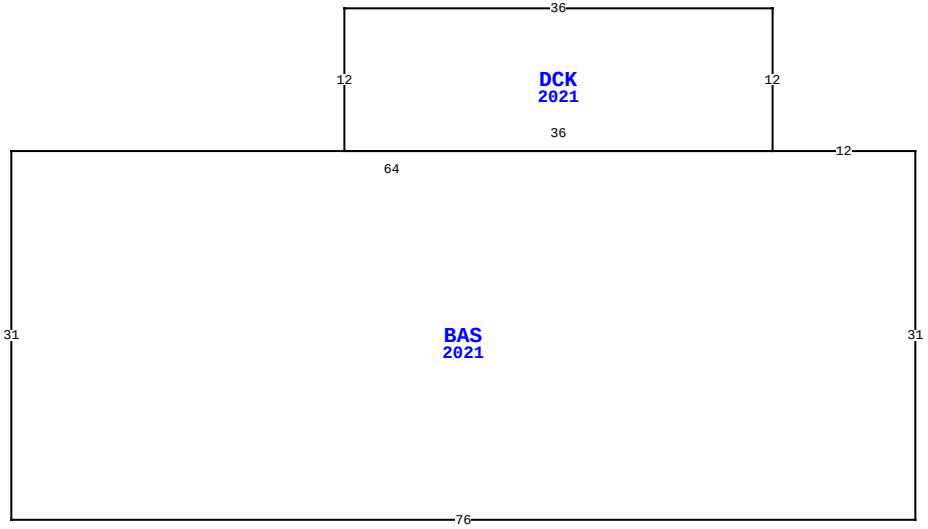
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,356 | 100 | 2,356 | 199,487 |
| DCK | 432 | 15 | 65 | 5,504 |
| TOTALS | 2,788 | | 2,421 | 204,991 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,421 | 115.2000 | 86.40 | 209,174 | 2021 | 2021 | 0 | 0 | 0 | 2.00 | 98.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 2356 HX Base Yr 2022




48156 TRACER TRL, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 230,331 |
| TOTAL MARKET OB/XF VALUE | | 3,465 |
| TOTAL LAND VALUE - MARKET | | 169,500 |
| TOTAL MARKET VALUE | | 403,296 |
| SOH/AGL Deduction | | 133,661 |
| ASSESSED VALUE | | 269,635 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 219,635 |
| TOTAL JUST VALUE | | 403,296 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 391,617 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22004799 | GARAGE | 107,784 | 03/29/2022 |
| 21010120 | CO ISSUED | 0 | 10/04/2021 |
| 21010120 | MH MOVE-ON | 0 | 08/03/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2467/0372 | 5/19/2021 | WD | Q | V | 01 | 147,000 |
| GRANTOR: BROWN KELLY | | | | | | |
| GRANTEE: SMITH ROBERT & SAMA | | | | | | |
| 2182/0175 | 1/23/2018 | QC | U | I | 11 | 100 |
| GRANTOR: BROWN SHERRY | | | | | | |
| GRANTEE: BROWN KELLY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W12 DCK=[YR=2021] N12 W36 S12 E36$ W64 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 | 2021 | 2021 | 3 | 99 | 3,465 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,465

| 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 | | OR | 0.00 | 0.00 | 11.30 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 169,500 | | | | | | | |

REVIEW DATE 07/08/2022 BY TWWW Total Acres: 11.30 Total Land Value: 169,500 Market: 0 Agricultural: 0 Common: 169,500 PRINTED 08/06/2024 BY SYS

PT N1/2 OF NW1/4 OF SW1/4 OF
SEC 20-4N-25E IN OR 2467/372
& ESMT IN OR 1466/1945

SMITH ROBERT & SAMANTHA
48156 TRACER TRL
HILLIARD, FL 32046

**2024**

**20-4N-25-0000-0006-0110**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |

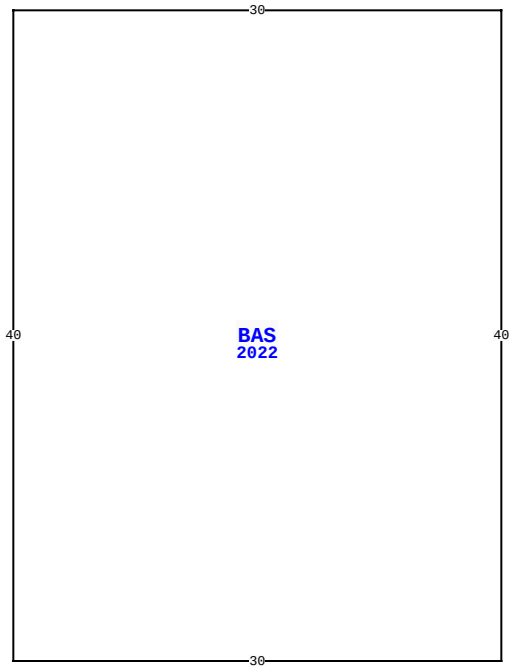
| | | |
|---|---|---|
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,200 | 100 | 1,200 | 25,340 |
| TOTALS | 1,200 | | 1,200 | 25,340 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,200 | 60.9500 | 21.33 | 25,596 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 100% - 2022 Heated Area: 1200 HX Base Yr 2022




48156 TRACER TRL, HILLIARD

| | | | |
|---|---|---|---|
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| XF DATE | | LAND DATE | 05/19/2023 MLU |
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|---|---|---|---|
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|---|---|---|---|---|---|---|
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| GRANTOR: BROWN KELLY | | | | | | |
| GRANTEE: SMITH ROBERT & SAMA | | | | | | |
| 2182/0175 | 1/23/2018 | QC | U | I | 11 | 100 |
| GRANTOR: BROWN SHERRY | | | | | | |
| GRANTEE: BROWN KELLY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2022] W30 S40 E30 N40$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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