PT OF N1/2 OF NW1/4 OF SW1/4
IN OR 2601/773

NEWMAN LAVONNA JEAN
48201 TRACER TRAIL
HILLIARD, FL 32046

2024

20-4N-25-0000-0006-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

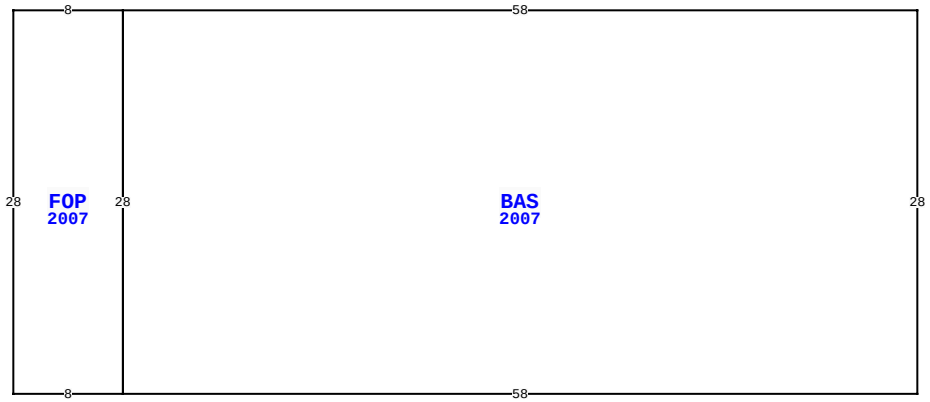
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,624	100	1,624	94,215
FOP	224	30	67	3,887
TOTALS	1,848		1,691	98,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,691	128.9200	96.69	163,503	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2022 Heated Area: 1624 HX Base Yr 2022



BLD DATE	10/30/2007 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/19/2023 MLU
AG DATE	

48201 TRACER TRL, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		98,102
TOTAL MARKET OB/XF VALUE		6,892
TOTAL LAND VALUE - MARKET		89,760
TOTAL MARKET VALUE		194,754
SOH/AGL Deduction		10,888
ASSESSED VALUE		183,866
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		83,866
TOTAL JUST VALUE		194,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12458	OTHER	0	06/01/2007
E19145	ELEC OTHER	0	04/01/2007
M12868	MECH OTHER	0	04/01/2007
WE00496	OTHER	0	04/01/2007
C4947	CO ISSUED	0	01/01/2007
MH074947	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0773	11/01/2022	PR	U	I	19	100
GRANTOR: NEWMAN LAVONNA PR SCO						
GRANTEE: NEWMAN LAVONNA						
2205/0431	6/15/2018	FJ	U	I	11	0
GRANTOR: NEWMAN SCOTT L						
GRANTEE: NEWMAN LAVONNA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W58 FOP=[YR=2007] W8 S28 E8 N28$ S28 E58 N28$.

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	0811	CONCRETE B	0	100	0	0	810.00	SF	5.20	5.20	100	2007	2007	3	88	3,707	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 6,892

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	0005	OR	0.00	0.00	5.61	AC		1.00	1.00	1.00	16,000.00	16,000.00	89,760							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.61 Total Land Value: 89,760 Market: 0 Agricultural: 0 Common: 89,760 PRINTED 08/06/2024 BY SYS