PT OF E1/2 OF NE1/4 OF SE1/4
IN OR 1197/1972
1986 CHAD DW/MH

LAFOLLETTE ROBERT SR
20683 CROOKED RIVER PLACE
HILLIARD, FL 32046

2024

23-2N-23-0000-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

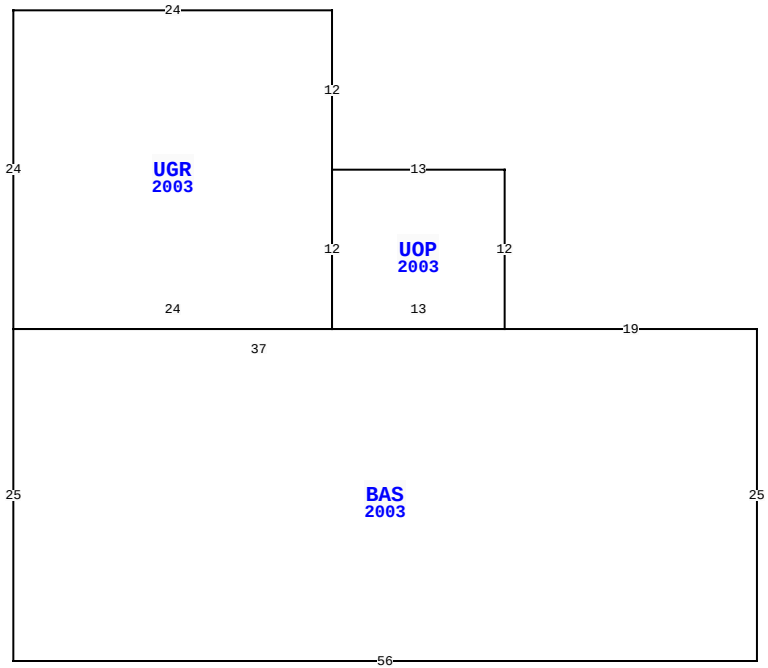
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	36,338
UGR	576	45	259	6,723
UOP	156	25	39	1,012
TOTALS	2,132		1,698	44,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,698	123.6000	86.52	146,911	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1400 HX Base Yr 2004



20683 CROOKED RIVER PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,073
TOTAL MARKET OB/XF VALUE		11,371
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		106,444
SOH/AGL Deduction		60,498
ASSESSED VALUE		45,946
TOTAL EXEMPTION VALUE	HX HB SX	45,946
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		106,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1197/1972	12/29/2003	QC	U	I	06	100
GRANTOR: MALLARD DORIS LOUISE						
GRANTEE: LAFOLLETTE ROBERT S						
0208/0629	12/19/1975	WD	U	V	18	100
GRANTOR: MALLARD DORIS LOUISE						
GRANTEE: LAFOLLETTE ROBT & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 UOP=[YR=2003] N12 W13 UGR=[YR=2003] N12 W24 S24 E24 N12$ S12 E13$ W37 S25 E56 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	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	1985	1985	3	20	6,048	
2	0350	CARPORT WD	0	100	32	16	512.00	SF	13.00	13.00	100	1985	1985	3	20	1,331	
3	0351	CARPORT MT	0	100	22	43	946.00	SF	10.00	10.00	100	1975	1975	3	20	1,892	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 11,371

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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	30,000.00	25,500.00	51,000							

REVIEW DATE 03/04/2023 BY WWA Total Acres: 2.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/06/2024 BY SYS