IN OR 2633/1061

BOUCHER JAMIE S
281519 SUNDBERG RD
HILLIARD, FL 32046

2024

23-4N-23-0000-0004-0050

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 80
Interior Floo	08	SHT VINYL 20
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	05	Quality Level 05

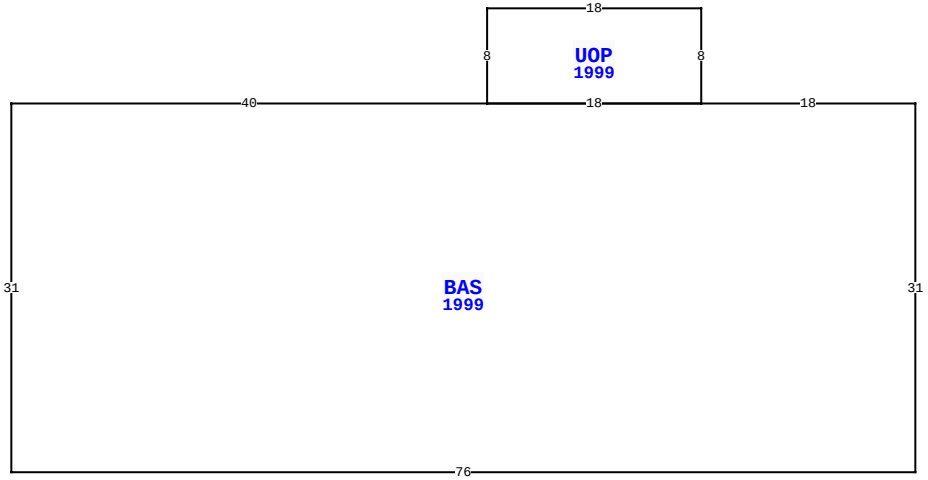
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	109,345
UOP	144	25	36	1,671
TOTALS	2,500		2,392	111,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,392	140.6400	105.48	252,308	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2024 Heated Area: 2356 HX Base Yr



281565 SUNDBERG RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	111,016
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	55,800
TOTAL MARKET VALUE	169,721
SOH/AGL Deduction	0
ASSESSED VALUE	169,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,721
TOTAL JUST VALUE	169,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992715	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1061	4/25/2023	WD	U	I	37	67,000
GRANTOR: BLESHOY STEVEN D &						
GRANTEE: BOUCHER DAVID GLENN						
2617/1294	2/02/2023	FJ	U	I	11	0
GRANTOR: BLESHOY LISA CATHLEEN						
GRANTEE: NGUYEN ANGELICA SKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W18 W18 W40 S31 E76 N31 $
UOP=[YR=1999;ORIG=-36,-8] E18 S8 W18 N8 $
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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	1999	1999	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	0005	OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,800							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.86 Total Land Value: 55,800 Market: 0 Agricultural: 0 Common: 55,800 PRINTED 08/06/2024 BY SYS