IN OR 1426/1958
1974 CRES SW/MH

SIMS MARY
28141 FAITH LANE
HILLIARD, FL 32046

2024

23-4N-23-0000-0006-0010

BUILDING CHARACTERISTICS

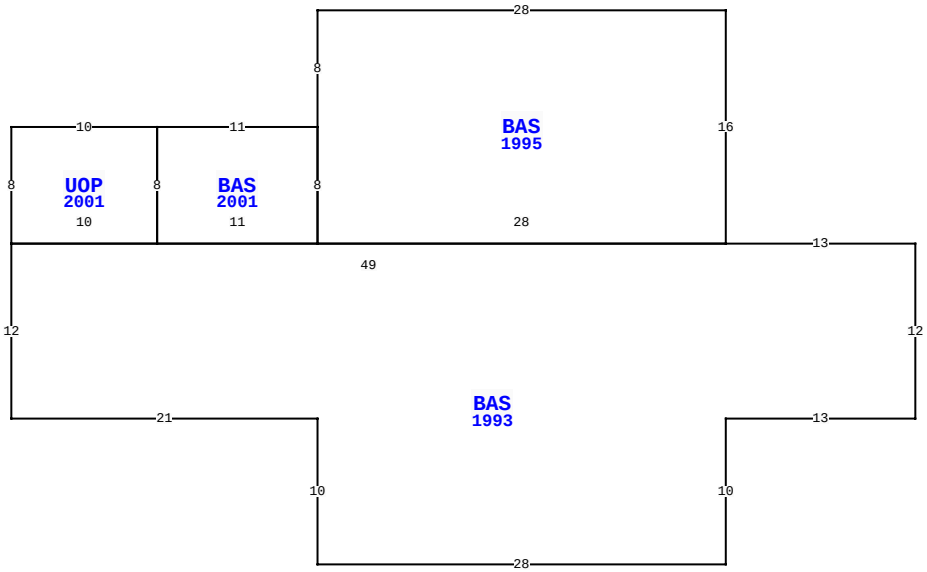
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,024	100	1,024	23,461
BAS	448	100	448	10,264
BAS	88	100	88	2,016
UOP	80	25	20	458
TOTALS	1,640		1,580	36,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,580	109.1000	76.37	120,665	1974	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1560 HX Base Yr 2009



28141 FAITH LN, 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		36,200
TOTAL MARKET OB/XF VALUE		9,687
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		75,887
SOH/AGL Deduction		40,735
ASSESSED VALUE		35,152
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,152
TOTAL JUST VALUE		75,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017804	NEW CONSTR	0	03/01/2001
B952231	ADDITION	37,100	09/01/1995
03485	H/AC	1,800	07/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/1958	7/11/2006	WD	U	I	23	60,000
GRANTOR: MUSGROVE A J & VIRGIN						
GRANTEE: SIMS MARY						
0858/0078	12/07/1998	WD	U	I	01	100
GRANTOR: MUSGROVE A J						
GRANTEE: MUSGROVE A J & VIRG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 BAS=[YR=1995] N16 W28 S8 BAS=[YR=2001] W11 UOP=[YR=2001] W10 S8 E10 N8 $ S8 E11 N8 $ S8 E28 $ W49 S12 E21 S10 E28 N10 E13 N12 $.

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	15	15	225.00	SF	35.00	35.00	100	1987	1987	3	20	1,575	
2	0812	CONCRETE C	0	100	0	0	1,255.00	SF	4.00	4.00	100	1987	1987	3	52	2,610	
3	0350	CARPORT WD	0	100	20	21	420.00	SF	13.00	13.00	100	1980	1980	3	20	1,092	
6	0510	GARAGE WD-	0	100	30	21	630.00	SF	35.00	35.00	100	1992	1992	3	20	4,410	

LAND DESCRIPTION

TOTAL OB/XF 9,687

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS