PT OF N1/2 OF SE1/4
IN OR 2109/410
1999 DW/MH PLAN

WEINBERG JESSICA NICOLE
28152 CHARITY LN
HILLIARD, FL 32046

2024

23-4N-23-0000-0007-0050

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

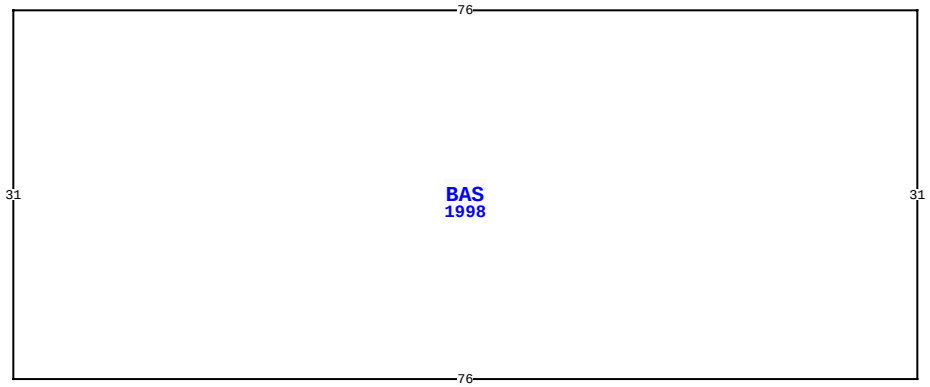
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	109,718
TOTALS	2,356		2,356	109,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	147.8400	110.88	261,233	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2018 Heated Area: 2356 HX Base Yr 2018



28152 CHARITY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,718
TOTAL MARKET OB/XF VALUE		3,075
TOTAL LAND VALUE - MARKET		76,250
TOTAL MARKET VALUE		189,043
SOH/AGL Deduction		72,054
ASSESSED VALUE		116,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,989
TOTAL JUST VALUE		189,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/0410	3/01/2017	QC	U	I	11	100
GRANTOR: CLARK LISA R						
GRANTEE: WEINBERG JESSICA NI						
1751/1217	8/15/2011	QC	U	I	11	100
GRANTOR: HARVLEY DONALD E						
GRANTEE: HARVLEY LISA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 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	1998	1998	3	81	2,835	
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2005	2005	3	24	240	

LAND DESCRIPTION

TOTAL OB/XF 3,075

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	3.05	AC		1.00	1.00	1.00	25,000.00	25,000.00	76,250							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 3.05 Total Land Value: 76,250 Market: 0 Agricultural: 0 Common: 76,250 PRINTED 08/06/2024 BY SYS